PSPCL Punjab State Power Corporation Limited
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To

Regd.

M/s AGI Infra Limited.,
Jalandhar Heights,66 ft. road, Village Pholriwal,
Near Urban Estate Phase-II,
Jalandhar City (Punjab) -144001

Memo No.....698...../Jalandhar Height & AGI Palace/ RID-10000004283
Dated ..08.../09.../ 2020

Sub: Revised NOC to M/s AGI Infra Limited, for combined Group Housing Residential Project (Jalandhar Height & its Extension 17.995 Acres) and project namely AGI Palace(2.185 Acres) situated at Village Pholriwal-Alipur, Tehsil and District Jalandhar (RID-100000004283).

Ref: 1) Your online request dated 31.05.2020 for issue of NOC against RID-100000004283.
2) The license to set up a Group Housing project at village Pholariwal and Alipur, Tehsil and District Jalandhar for area 7.55 Acres was issued vide license no. JDA-2011/06/11348 dated. 24.05.2011, for 3.53 Acres vide license no. JDA-2013/16 dated 03.05.2013; for 6.91 Acres vide license no. JDA-2014/20 dated 07.10.2014 and for 2.1852 Acres vide license no. JDA-2018/27 dated 05.04.2018 issued by Competent Authority, Chief Administrator, JDA, Jalandhar.

With reference to the subject and online application received vide RID No. 100000004283, the NOC for release of electricity connections to individual consumers by PSPCL in subject cited project being developed as per the layout plans approved by Senior Town Planner, Jalandhar is hereby given subject to the following terms & conditions. **Further, NOC issued to M/s AGI Builders Pvt. Limited for 7.55 Acres Group Housing residential Project (Jalandhar Heights) situated at Village Pholriwal-Alipur, Tehsil and District Jalandhar, vide memo no. 2466-68 dated 26.07.2012 is hereby cancelled.**

1. As per Load Sheet and Electrical Layout Drawing approved by PSPCL, the estimated load of the total project is 6277.91 KW/6976.11 KVA. 5 no. 500 KVA Distribution Transformers (DTs) (total 2500KVA) have already been erected against load of 2064.60KW/2294KVA as per original NOC issued vide memo no. 2466-68 dated 26.07.2012 and 12 no. 500KVA DTs (total 6000KVA) have been proposed against load of 4682.11KVA for extension area as per detail of estimated cost of LD system and electrical layout drawing. Total transformer capacity is 8500 KVA(17 no. 500 KVA DTs). The brief load detail of the project is as follows:-

sr. no.	Description	Load approved against NOC issued vide memo no. 2467 dated 26.07.2012 (Jalandhar Heights)	Load of Extension area (Jalandhar Heights Extension)	Load of AGI Palace	Total Load
1	Residential	4BHK Flats - 297 no. 1664.30KW/1849.22KVA	4BHK Flats - 384 no. 3BHK Flats - 301 no. EWS(dwelling unit) - 127 no. 3123.40KW/ 3470.44KVA	4BHK Flats-106 no. 508.80KW/565.33KVA	5296.50KW/ 5884.99KVA
2.	Commercial	3 no. Food Court 42KW/46.67KVA	Shops (Single Storey) School 118.31KW/131.45KVA	Shops-10no. Double Storey 119.40KW/132.66KVA	279.71KW/ 310.78KVA

3.	Common Services	Swimming pool, Banquet Hall, Gym, Street Light, Water lifting Pump, Lift, Community Centre, STP, Water works, Fire Pump 358.30KW/398.11KVA	Lifts, Street Light, STP, Water works, Fire works 300KW/333.34KVA	Lifts, Street Light 44KW/48.89KVA	702.30KW/ 780.34KVA
4	Total load	**2064.60KW/2294KVA**	**3541.71KW/3935.23KVA**	**672.20KW/746.88KVA**	**6278.51KW/ 6976.11KVA**
5	Transformer Proposed	**5 no. x 500KVA**	**10 no. x 500KVA**	**2 no. x 500KVA**	**8500KVA**

2. The release of electric connections to the residential Project (Jalandhar Heights & its Extension total 17.995 Acres) and project namely AGI Palace(2.185 Acres) shall be governed by Reg. 6.7.1 of PSERC (Electricity Supply Code and Related Matters) Regulations-2014 (Supply Code-2014) as amended from time to time.
3. As the total load of the project (6976.11 KVA) is more than 4000 KVA, therefore, as per regulation 6.7.1(d) Punjab State Electricity Regulatory Commission Electricity Supply Code And Related Matters Regulations 2007 (Supply Code-2014 amended and upto date), total system loading charges for 66 KV System amounting to Rs. **2,76,64,197/-** (Rupees Two Crores Seventy Six Lakhs Sixty Four Thousand One Hundred Ninety Seven Only) are to be deposited by you, whose breakup is as follows:-

Sr. No.	Item	Amount (in Rs.)
1	System Loading Charges of 66 KV S/s Urban Estate Phase-2, including one no. 66KV I/C bay (Rs.2200/KVA x 6976.11 KVA)	1,53,47,442/-
2	System Loading Charges of 66KV Transmission line of 6.510 KM (5.610+0.900) length with ACSR 0.4 sq inch, from 66 KV S/s S/s Urban Estate Phase-2 upto 220KV Mother S/s Badshahpur (Rs. 47/KVA/KM x 6976.11KVA x 6.510KM)	21,34,480.37/-
3	System Loading Charges of 66KV Underground Cable of 630 mm^2 of 2.728 KM (Rs. 507/KVA/KM x 6976.11KVA x 2.728KM)	96,48,629.83/-
4	charges of 1 no. 66KV O/G Bay at 220 KV S/s Badshapur (Rs. 76.496/KVA x 6976.11KVA)	5,33,644.51/-
	Total amount	**2,76,64,196.71/- say 2,76,64,197/-**

Note- *The above cost of estimate is purely on tentative basis which shall be subject to actual sanction of estimate at the time of execution of work as per Supply Code-2014 and policy/ regulations of PSPCL at the time of release of load.*

4. Electrical connectivity to Group Housing Residential Project (Jalandhar Height & its Extension 17.995 Acres) and project namely AGI Palace(2.185 Acres), with estimated load of 6976.11KVA has been proposed by erecting new 11KV AGI Palace feeder(cat-1) with 150mm^2 XLPE cable, emanating from 66KV Substation Urban Estate Phase-2. New 11KV Feeder with XLPE cable 150mm^2 will be erected on HT poles of existing 11KV Jalandhar height feeder. Total cost to be deposited by you for electrical connectivity to the project is **Rs. 51,09,922/-** (Fifty One Lakhs Nine Thousand Nine Hundred Twenty Two Only) and breakup is as under :-

S.No.	Item	Amount (in Rs.)
i	Proportionate cost of 11 KV Line with 3/c XLPE cable 150 mm^2 of 3.590 KM Length on 9 meter poles (Rs.254/KVA/KM x 4682.11KVA x 3.590 KM)	42,69,428.24/-
ii	Proportionate cost of outgoing VCB (4682.11KVA x Rs.75/KVA)	3,51,158.25-
iii	Tentative Cost of Service Line 3/c XLPE cable 150 mm2 (110 Meter) and including metering equipment for energy audit purpose	4,89,336/-
	TOTAL AMOUNT	**51,09,922.49/- say 51,09,922/-**

Note:- *The above cost of estimate is purely on tentative basis which shall be subject to actual sanction of estimate at the time of execution of work as per Supply Code-2014 and policy/ regulations of PSPCL at the time of release of load.*

5. **a.** The license to set up a Group Housing project at village Pholariwal and Alipur, Tehsil and Distt. Jalandhar for area 7.55 Acres has been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide license no. JDA-2011/06/11348 dated: 24.05.2011 with validity upto 23.05.2014. Partial completion certificate w.r.t this license had been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide memo no.9259 dated 9.12.2015.

b. The license to set up a Group Housing/residential project extension at village Pholariwal and Alipur, Tehsil and Distt. Jalandhar for area 3.53 Acres has been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide license no. JDA-2013/16 dated 03.05.2013 with validity upto 02.05.2016. Partial completion certificate w.r.t this license had been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide memo no.3948 dated 17.05.2016.

c. The license to set up a Group Housing/residential project at village Pholariwal and Alipur, Tehsil and Distt. Jalandhar for area 6.91 Acres has been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide license no. JDA-2014/20 dated 07.10.2014 with validity upto 06.10.2017. Partial completion certificate w.r.t this license had been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide memo no.3428 dated 29.04.2017 (CP-1/100) and 4011 dated 02.07.2018 .

d. The license to set up a Group Housing project namely "AGI Palace" at village Pholariwal, Tehsil and Distt. Jalandhar for area 2.1852 Acres has been issued by Competent Authority, Chief Administrator, JDA, Jalandhar vide license no. JDA-2018/27 dated 05.04.2018 with validity upto 04.04.2023.

Since partial completion certificate had been issued against license no. JDA-2011/06/11348 dated 24.05.2011; JDA-2013/16 dated 03.05.2013 and JDA-2014/20 dated: 07.10.2014 and validity of these licenses has already lapsed, you shall submit the final completion certificate or extension of validity against these licenses before release of connectivity to the project.

6. LD system shall be constructed by you. Therefore, 15% of Supervision charges on total labour cost of LD system(Jalandhar Height Extension and AGI Palace), which amounting to Rs 2,88,516/- (Rupees Two Lakhs Eighty Eight Thousand Five Hundred Sixteen Only) are to be deposited by you before release of connection to the project.
7. The estimated expenditure for layout of electrical LD system including already complied NOC issued for 2294 KVA load has been estimated as Rs. 2,90,02,283/- (Rupees Two Crore Ninety Lakh Two Thousand Two Hundred Eighty Three Only) and the same is subject to change as per rates prevailing at the time of execution of work. In case of request for energisation of incomplete LD system, the same shall be allowed provided you furnish a

Bank Guarantee (valid for 3 years) from any bank registered & regulated by RBI equivalent to the estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing connectivity for the partial load plus expected % age increase in the cost of material & labour in the next 3 years as may be approved by PSERC (presently 105%) on the basis of increase in the cost during the preceding 3 years. This BG shall be extended for each block of 3 years by increasing the base value with expected % age increase in the cost of material & labour as may be approved by the PSERC.

Presently, as per PSERC guidelines, PSPCL shall accept a BG (valid for three years) equivalent to 105% of the estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing phase-wise development/ connectivity of incomplete distribution system of the colony as per Regulation 6.7.1(c) of the Supply Code 2014, as amended from time to time. This rate of BG shall be valid till the expected % age increase in the cost of material & labour is reviewed by the Commission.

The amount of Bank Guarantee shall keep on reducing with the completion of remaining works of the LD system. After submission of Bank Guarantee to the satisfaction of PSPCL, the 20% BG accepted at the time of issue of NOC shall be returned to you and it shall be the responsibility of PSPCL to release connections to the residents/ occupiers of the colony/complex. After its completion and inspection by the Chief Electrical Inspector to Govt. of Punjab, PSPCL will take over the LD system which will be connected to its distribution system. PSPCL shall thereafter maintain the LD system at its own cost.

8. As per Amendment-5 of Supply Code-2014 issued vide notification dated 28.01.2019 and circulated vide CC-09 dated 18.02.2019, **BG No 0506520BG0000046 dated 03.08.2020** amounting to Rs. 58,00,460/- (Rupees Fifty Eight Lakh Four Hundred Sixty Only) valid for two year till 02.08.2022 from State Bank of India, SME Branch, Civil Lines, Jalandhar has been submitted by you.

   20% BG shall be returned when you avail partial connectivity/full connectivity against the NOC. In case connectivity is not sought by you within the validity of NOC, a notice shall be issued to you one month before the expiry of BG for its extension for a further period of 3 years & applying for revised NOC for release of connections in the project. Copy of the notice will also be sent to the bank for encashing the BG in case of its non-extension.

   In case 20% BG is not extended by you before its expiry, it shall be got encashed by PSPCL. Later whenever you apply for revised NOC, fresh/ separate 20% BG shall be submitted. The amount of 20% BG already encashed shall be adjusted towards the external connectivity charges payable by you against revised NOC.

9. Poles for laying HT/ LT lines in the proposed project shall be so erected that no pole comes in front of the entrance of any plot or causes any hindrance to the residents in easy & free entrance to the plot. As far as possible, the poles may be erected at the junction of two plots. In case any pole comes in front of the entrance/ main gate of the plot, the same shall be got shifted by you at your own cost.
10. You shall obtain separate connection for common services under relevant category. You shall also be responsible to lay service cables up to the metering point of individual occupier's premises/ common service connection points at your cost. In case meter is installed outside the consumer's premises, the service cable from the meter up to the main switch of the consumer shall also be provided at your own cost. PSPCL shall not recover any Service Connection Charges from individual consumers. However, applicant shall deposit Security (consumption) and Security (meter) as per Schedule of General Charges.
11. It will be ensured that length of the LT line/ capacity of distribution transformers does not exceed the specified limits of PSPCL as per approved plan / guidelines of PSPCL and metering equipment be installed as per PSPCL guidelines.
12. Distribution transformers and other material to be used for the internal LD System of the colony shall be as per the specifications approved by PSPCL and shall be procured from the vendors approved by PSPCL. The Distribution Transformers (DTs) may be procured by

you from PSPCL stores. However, you shall be at liberty to procure the DTs from the approved vendors of PSPCL after getting the same inspected from PSPCL at manufacturer's site. A 21 day's notice shall be served on PSPCL by you to inspect the DTs. In case DTs are not inspected within 21 days from the date of receipt of notice by PSPCL from you, it shall be deemed to have been inspected and approved by PSPCL. Details of procedure for inspection and procurement of Distribution transformer from PSPCL along with suppliers list are already issued vide memo no. 767 dated 23.12.2019 available on www.pspcl.in .

13. The expense of shifting of HT & LT lines inside the project shall be borne by you.
14. As per your undertaking dated 09.06.2020, no construction shall be allowed under the HT lines and no construction corridor shall be provided below the HT lines and that appropriate clearance from existing lines/ buildings shall be maintained as per the CEA Regulations (amended to date). You shall be solely responsible for any violation of Rules and relevant act/rules in view of the undertaking submitted to PSPCL.
15. If at any stage, the Government/ promoter revise the layout plan of the project due to the extension of the project, you shall be liable to take the revised NOC and payment of charges as per norms of PSPCL.
16. For erection of HT/ LT lines & Distribution Transformers, the instructions of PSEB Manual on Standard Instructions on Distribution System & Construction Practices must strictly be followed.
17. Due to non-development of the requisite electrical LD system or deposit of costs to PSPCL by you, if PSPCL is not able to give electric connection(s) to the prospective consumer(s) (owners/ residents of the plots), the responsibility of such inaction/ delay in release of connections shall solely rest on you.
18. The clearance from Chief Electrical Inspector, Punjab for electrical installations inside the project shall have to be obtained by you.
19. You shall be responsible for any fatal / non-fatal accident during the electrification work of the project inside the site.
20. The issue of NOC shall not mean any commitment on the part of PSPCL to release the connections, which shall be subject to rules, seniority and other policy/ regulations prevalent at the time of release of connections.
21. The NOC for release of electricity connections is being issued keeping in view the provision of electricity installations only and does not mean grant of clearances from other departments as per requirement under relevant rules/ laws prevalent in their case.
22. The validity of this NOC shall be two years from the date of issue and if the connectivity of the project is not availed during the period, application for issue of revised NOC shall have to be submitted which shall be considered on merit based on the then prevalent loading conditions and other policy/ regulations of PSPCL.

DA/As above

SE Regulation,
for Chief Engineer / Commercial,
PSPCL, Patiala.

1. Memo No...../ Jalandhar Height & AGI Palace/ RID-10000004283 Dated...../...../ 2020

Regd. Copy of the above is forwarded to the **Dy. CE/DS Circle, Jalandhar** for information and necessary action w.r.t the case forwarded to this office vide memo no.10894 dated 28.07.2020, 561 dated 29.07.2020 and 11463 dated 05.08.2020 along with copy of 20% Bank Guarantee. The responsibility with regard to authenticity of documents including grid data, voltage drop and loading conditions of the feeder shall lie with his office. The approved electrical layout drawing is being enclosed for reference and record in his office. The validity of all the documents uploaded by the promoter may be checked before release of electric connection. The actual sanction of all estimates at the time of execution of work should be as per Clause 9.3.6 of Supply Code-2014.

1. It must be ensured before release of connection that no construction is allowed under the HT/EHT lines and no construction corridor is provided below the HT/EHT lines and that necessary horizontal and vertical clearances from HT/EHT lines as per IE Rules/ CEA guidelines be maintained by promoter.
2. It must be ensured that in case of request for energisation of incomplete LD system is made by promoter; the same shall be allowed, provided a Bank Guarantee (valid for 3 years) from any bank registered & regulated by RBI equivalent to the estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing connectivity for the partial load plus expected % age increase in the cost of material & labour in the next 3 years is submitted by promoter before release of connection. Presently PSERC has decided that PSPCL shall accept a BG (valid for three years) equivalent to 105% of the estimated cost of balance works as per the cost of material and labour prevailing at the time of allowing phase-wise development/ connectivity of incomplete distribution system of the colony as per Regulation 6.7.1(c) and 8.4.3 of the Supply Code 2014, as amended from time to time. This rate of BG shall be valid till the expected % age increase in the cost of material & labour is reviewed by the Commission. Letter regarding the same has already issued vide memo no.307 dated 06.06.2019.
3. Detailed instructions regarding 20% BG have already been issued by this office vide memo no. 157 dated 20.03.2019. The same should be meticulously complied with by the concerned AE/AEE/DS.
4. It must be ensured that distribution transformers and other material to be used for the internal LD System of the colony shall be as per the specifications approved by PSPCL and shall be procured from the vendors approved by PSPCL. The Distribution Transformers (DTs) may be procured by developer from PSPCL stores. However, the developer shall be at liberty to procure the DTs from the approved vendors of PSPCL after getting the same inspected from PSPCL at manufacturer's site. A 21 days notice shall be served on PSPCL by developer to inspect the DTs. In case DTs are not inspected within 21 days from the date of receipt of notice by PSPCL from developer, it shall be deemed to have been inspected and approved by PSPCL. Details of procedure for inspection and procurement of Distribution transformer from PSPCL along with suppliers list already issued vide memo no. 767 dated 23.12.2019.
5. **It should be ensured that once the connectivity from proposed new 11KV AGI Palace feeder is released, the existing electrical connectivity to the project from 11KV Jalandhar Height feeder be stopped and service line from 11 KV Jalandhar Height feeder be dismantled and dismantlement charges be recovered from the developer.**
6. **It must be ensured that renewed license to develop the project or completion certificate be got submitted from developer before release of connectivity to the project.**
7. **It must be ensured that to keep loading of feeder within limit, 2nd new feeder shall be planned as soon as the MD crosses the limiting value of 80% of current carrying capacity of 11KV XLPE 150mm^2 i.e. 236 Amps.**
8. **Compliance to CE/Commercial memo no. 610 dated 14.11.2018 regarding supervision of LD system must be ensured by your office.**
9. It has been decided to install HT Meter, CT/PT unit for energy audit purpose, DT meters and actual cost of the same may be got deposited from the developer.

-Sd-

DA: As above

SE/ Regulation,
for Chief Engineer / Commercial,
PSPCL, Patiala.

2. Memo No...../ Jalandhar Height & AGI Palace/ RID-10000004283 Dated...../...../ 2020

Regd. Copy of the above is forwarded to the **Competent Authority, Chief Administrator, JDA, Jalandhar** for information and necessary action w.r.t. the license to setting up a Group Housing project at village Pholariwal and Alipur, Tehsil and Distt. Jalandhar for area 7.55 Acres issued vide license no. JDA-2011/06/11348 dated: 24.05.2011, 3.53 Acres vide license no. JDA-2013/16 dated 03.05.2013, 6.91 Acres vide license no. JDA-2014/20 dated: 07.10.2014 and 2.1852 Acres vide license no. JDA-2018/27 dated: 05.04.2018 issued by your office. The estimated expenditure for layout of electrical LD system of the project is approved for Rs 2,88,516/- (Rupees Two Lakhs Eighty Eight Thousand Five Hundred Sixteen Only) subject to change as per rates prevailing at the time of execution of work. This amount shall have to be secured from the

promoter by you in case of default of promoter and the same shall have to be deposited to PSPCL for execution of work of LD system and release of connection to the consumers. The funds shall be placed at the disposal of PSPCL by your office within 15 days of the default on the part of promoter having been notified/ intimated to your office by SE/ Operation, so that the residents/ owners of the plots (the prospective consumers of PSPCL) are not denied electric connections for want of development of LD system. The above cost estimate is purely on tentative basis which shall be subject to actual sanction of estimate (recoverable amount) at the time of execution of work as per Clause 9.3.6 of Supply Code-2014. The estimated time period for complete development of the electrical LD system of the project is 8 months from the date of issue of NOC. The concerned section of your office may be instructed to watch the progress of electrification of the project, so that the project is connected within the validity period of NOC. Any delay in the development of LD system may be reported by the concerned field staff and promoter be followed to deposit the cost of connectivity and complete the LD system for release of individual connections.

DA: As above

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SE/ Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala