AGI Smart Homes Received on 9-5-2019 9-5-19

PSPCL Punjab State Power Corporation Limited

Regd. Office: PSEB, Head Office, The Mall, Patiala
CIN: U40109PB2010SGC033813, GSTIN: 03AAFCP5120Q1ZC Website: www.pspcl.in
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To

Regd. AGI Infra Ltd.,
Jalandhar Heights,66 Ft. road,
Village Pholrwal, Near Urban Estate Phase-II, Jalandhar City

Memo No.....237...../ AGI Smart Home, Jalandhar / RID-20494

Dated .....01...../..05...../ **2019**

Sub: **NOC to M/s AGI Infra Limited for 7.69 Acres Affordable Housing residential Project namely AGI SMART HOMES at Village Pholriwal, Tehsil & Distt. Jalandhar. (RID-20494)**

Ref: 1. Your online request dated 13.01.2019 for issue of NOC against RID-20494

2.The License to develop the colony issued by Competent Authority, Chief Administrator, JDA Jalandhar vide license no. JDA-2017/24 dated 06.04.2017.

With reference to subject and online application received vide RID No. 20494, the NOC for release of single point connection to subject cited residential project being developed as per the layout plan approved by Chief Administrator JDA, Jalandhar and Electrical Layout Plan approved by the field office of PSPCL (copy enclosed) is hereby given subject to the following terms & conditions:-

1. As per Load Sheet and Electrical Layout Drawing approved by the PSPCL, the total estimated load of the project shall be 2937.58KW/ 3264.17 KVA which will be fed through 8 no. 500 KVA and 1 no. 100 KVA Distribution Transformers (total 4100 KVA).
2. **As per online application filed by you, requiring single point supply under Reg. 6.6.2 of Supply Code-2014, the same shall be allowed by appointing you as Distribution Franchisee for making electricity available within the area under the project. For this purpose, Distribution Franchisee Agreement, as per CC: 58/2016 dtd. 14.12.16 shall be signed by you with PSPCL.**
3. Electrical connectivity to the Residential Project namely AGI Smart Homes, against RID-20494 will be given by erecting a new 11 KV feeder, with 65 mm^2 ACSR conductor and 300 mm^2 XLPE cable of 4.06 kilometer length. The feeder is emanating from 66KV Substation Urban Estate-II. Total cost to be deposited by you for electrical connectivity to the project is Rs. 34,74,891/- (Rupees Thirty four lacs, seventy four thousand, eight hundred and ninety one only), whose breakup is as follows:-

S. No.	Item	Amount (in Rs.)
i)	Proportionate cost of existing 11 KV out going VCB (3264.17KVA x Rs.79/KVA)	2,57,869/-

ii)	Proportionate cost of new 11KV line with 300mm^2 XLPE Cable of 1.800KM length (3264.17KVA x Rs.362/KM/KVA x 1.800KM).	21,26,933/-
iii)	Proportionate cost of new 11KV line with ACSR 65mm^2 conductor of 2.200KM length (3264KVA x Rs.130/KM/KVA x 2.200KM).	8,47,379/-
iv)	Tentative Cost of 11KV service line with 150mm^2 XLPE cable of 60 meter length, along with cost of one set of HT, CT/PT meter for energy Audit purpose.	2,42,710/-
	TOTAL AMOUNT	**34,74,891/-**

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. Since NOC has been applied under single point supply clause 6.6.2, LD system shall be constructed and maintained by you. Therefore 15% of Supervision charges on labour cost of LD system shall not be recovered from you.
5. The estimated expenditure for layout of electrical LD system of the project shall be Rs. 1,69,05,387/- (Rupees One crore sixty nine lacs five thousand three hundred and eighty seven only) and 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 (BG 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 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. 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.
6. As per Amendment-5 of Supply Code issued vide notification dated 28.01.19 and circulated vide CC-09 dated 18.02.19, 20% BG No.3511LG000419 dated 03.04.19 amounting to Rs.21.45 Lacs (Rs.Twenty one Lacs and forty five thousand only) valid for 2 years from Punjab National Bank has been submitted by you.

   20% BG shall be returned back when you avails 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.
7. 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.
8. 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.

9. 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.
10. The expense of shifting of HT & LT lines inside the project shall be borne by you.
11. As per your undertaking on 13.01.2019, no construction shall be allowed under the HT lines and a no construction corridor shall be provided below the HT lines and that appropriate clearance from existing lines/ buildings shall be maintained as per the IE Rules-1956 (amended to date). You shall be solely responsible for any violation of IE Rules and relevant act/ rules in view of the undertaking submitted to PSPCL.
12. If at any stage, the Government/ promoter revises the layout plan of the project due to extension of the project, you shall be liable to take the revised NOC and payment of charges as per norms of PSPCL.
13. 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.
14. 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.
15. The clearance from Chief Electrical Inspector, Punjab for electrical installations inside the project shall have to be obtained by you.
16. You shall be responsible for any fatal / non-fatal accident during the electrification work of the project inside the site.
17. 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.
18. 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.
19. 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 merits based on the then prevalent loading conditions and other policy/ regulations of PSPCL.

DA/As above

01.05.19

Dy. CE Regulation,
for Chief Engineer / Commercial,
PSPCL, Patiala.

1. Endst. No...../ AGI Smart Home, Jalandhar / RID-20494 Dated...../...../ **2019**

Regd. Copy of the above is forwarded to the Dy. CE/DS Circle, PSPCL, Jalandhar for information and necessary action w.r.t. the case forwarded to this office vide letter no. 2431 dated 01.02.2019 and 7939 dated 16.04.2019. 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.

a) It must be ensured before release of connection that no construction is allowed under the HT/EHT lines and a 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.

b) 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 (BG 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.

c) 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, 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 day's 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.

DA: As above

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Dy. CE/ Regulation,
for Chief Engineer / Commercial,
PSPCL, Patiala.

2. Endst. No...../ AGI Smart Home, Jalandhar / RID-20494 Dated...../...../ **2019**

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 develop the colony issued by your office vide license no. JDA-2017/24 dated 06.04.2017, which is valid for 5 years from date of issue. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 1,07,21,923/- (Rupees One crore seven lacs twenty one thousand nine hundred and twenty three 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 6 months from the date of issue of NOC. The concerned section of your office may be instructed to watch progress of electrification of the project, so that the project is connected within the validity period of NOC. Any delay in 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

-Sd-
Dy. CE/ Regulation,
for Chief Engineer/ Commercial,
PSPCL, Patiala.