Jalandhar Heights II

PSPCL Punjab State Power Corporation Limited

O/O CHIEF ENGINEER / COMMERCIAL , PSPCL , PATIALA
Fax: 0175-2210320, E-Mail: ce-commercial@pspcl.in

To

Regd. M/s AGI Infra Limited,
Jalandhar Heights, 66 Ft. Road, Near Urban Estate Phase-II,
Jalandhar (Pb.)

Memo No.....516...../ AGI Group Housing, Residential Project / RID-17767
Dated .....11...../...09.../ 2017

Sub: NOC to M/s AGI Infra Limited for 6.445 Acres Group Housing/Residential Project at Village Pholariwal, H.B. No.252, Tehsil and Distt. Jalandhar (RID-17767)

Ref: 1. Your online request dated 28.05.2017 for issue of NOC against RID-17767
2. The license to develop the project issued by Chief Administrator cum Competent Authority, Jalandhar Development Authority (JDA), Jalandhar vide license no. JDA/ 2015/22 dated 19.09.2015

With reference to subject and online application received vide RID No. 17767, the NOC for release of electricity connection to the subject cited Group Housing/Residential Project being developed as per layout plan approved by Senior Town Planner, 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 load of the project shall be 2143 KW/ 2382 KVA which will be fed through 6 no. 500 KVA distribution transformers (total 3000 KVA). The brief load detail of the project is as follows:-
   i. Residential flats (462 nos.) – 1737KW/1930KVA
   ii. Commercial Sites (School & Shops-8 Nos) – 87KW/97KVA
   iii. Common Services – 314KW/349KVA
   iv. Reserved area (2384.75 sq. ft.) – 5 KW/ 6 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 dated 14.12.16, shall have to be signed by you before release of connection.**
3. Electrical connectivity to the proposed Group Housing/ Residential Project against RID-17767 will be given by tapping the existing 11KV Jalandhar Heights feeder (Cat-I), with 150mm^2 XLPE cable of 1250m length, emanating from 66KV Substation Urban Estate, Phase-II, Jalandhar. Total cost to be deposited by you for electrical connectivity to the proposed project is Rs. 38,25,460/- (Rupees Thirty eight lacs, twenty five thousand, four hundred and sixty only), whose breakup is as follows:-

Sr. No.	Item	Amount (in Rs.)
i)	Proportionate cost of existing 11 KV out going VCB (2382KVA x Rs.79/KVA)	1,88,178/-
ii)	Proportionate cost of existing 11KV line with 150mm^2 (being augmented by 300mm^2) XLPE Cable of 0.640KM length (2382KVA x Rs.367/KM/KVA x 0.640KM)	5,59,484/-
iii)	Proportionate cost of existing 11KV line with ACSR 30mm^2 (being augmented by 100mm^2) conductor of 1.95KM length (2382KVA x Rs.118/KM/KVA x 1.95KM)	5,48,098/-
iv)	Proportionate cost of existing 11KV line with 150mm2 XLPE cable of 1.0KM length (2382KVA x Rs.181/KM/KVA x 1.0KM)	4,31,142/-
v)	Tentative Cost of 11KV link line with 150mm2 XLPE cable of 1250m length, from tapping point upto project site (along with cost of one set of HT, CT/PT meter)	20,98,558/-
	Total amount	**38,25,460/-**

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NOTE: Augmentation of the portion of feeder having 150mm^2 XLPE cable by 300mm^2 cable (E to D) and portion with ACSR 30mm^2 (D to C) by ACSR 100mm^2 will be done before release of connection to the project.

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 Clause 9.3.6 of 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 of Supply Code, 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. 88,42,999/- (Rupees Eighty eight lacs, forty two thousand, nine hundred and ninety nine 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 1 years) equivalent to 150% of the estimated cost of balance works. This amount of Bank Guarantee shall keep on reducing with the completion of remaining works of the LD system.
6. 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.
7. Distribution transformer(s) and other allied material shall be installed/ purchased as per approved specifications of PSPCL. If at any given point of time, firm has to hand over all the established system to PSPCL, it will be taken over as per PSPCL norms/instructions prevalent at that time.
8. The expense of shifting of HT & LT lines inside the project shall be borne by you.
9. As per your undertaking dated 19.05.2017, 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.
10. 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.
11. If at any stage, the proposed/connected load of the project exceeds 4000 KVA, the supply to the project shall be given at 66 KV supply voltage and entire cost of 66 KV Sub-Station/ Line along with allied equipments shall be borne by you & land for 66 KV Sub-Station shall also be provided free of cost by you.
12. 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.
13. 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.
14. The clearance from Chief Electrical Inspector, Punjab for electrical installations inside the project shall have to be obtained by you.
15. You shall be responsible for any fatal / non-fatal accident during the electrification work of the project inside the site.
16. 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.
17. 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.
18. The validity of this NOC shall be one year 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

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shall be considered on merits based on the then prevalent loading conditions and other policy/ regulations of PSPCL.

DA/As above

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

1. Endst. No...../ AGI, Jalandhar / RID-17767 Dated...../...../ **2017**

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. 14564 dated 19.07.2017. 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 ofincomplete LD system is made by promoter, the same shall be allowed, provided a Bank Guarantee (BG valid for 5 years) equivalent to 150% of the estimated cost of balance works is submitted by promoter before release of connection/ ehnacement of load.**
c) **It must be ensured that Distribution Franchisee Agreement, as per CC: 58/2016 dt. 14.12.16 be got signed from developer before release of connection.**
d) **It must be ensured that augmentation of the portion of feeder having 150mm^2 XLPE cable by 300mm^2 cable (E to D) and portion with ACSR 30mm^2 (D to C) by ACSR 100mm^2 be done before release of connection to the project.**

DA: As above

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

2. Endst. No...../ AGI, Jalandhar / RID-17767 Dated: ...../...../ **2017**

Regd. Copy of the above is forwarded to the Chief Administrator cum Competent Authority, Jalandhar Development Authority (JDA), Jalandhar for information and necessary action w.r.t. the license to develop the project issued by your office vide license no. JDA/2015/22 dated 19.09.2015. The license is valid upto 18.09.2020. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 88,42,999/- (Rupees Eighty eight lacs, forty two thousand, nine hundred and ninety nine 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 3 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

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