

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

To

Regd.

✓ M/s Omaxe Limited,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019.

Memo No.....339...../ Royal Residency & Sector Satara, Ldh. / RID-18944Dated17...../05...../ 2018

Sub: Revised NOC to M/s Omaxe Limited for 57.009 Acres residential Mega Group Housing project namely OMAXE ROYAL RESIDENCY alongwith 5.29 Acre Commercial Project namely OMAXE SECTOR SATARA at Village Dad and Thakarwal, Dist. Ludhiana (RID-18944)

Ref: 1. Your online request dated 06.03.2018 for issue of revised NOC against RID-18944
2. Exemption from provisions of PAPRA Act for residential Mega Housing Project issued for 36.00 Acres, 3.805 Acres and 7.829 Acres vide endst. no. CTP(Pb) MPR.4/113 dt. 03.01.2008, 18/17/2013-5Hg2/47809/2 dt. 03.05.2013 and 18/77/2014-5Hg2/1322 dt. 10.03.2017 respectively. by Secretary to Govt. of Punjab, Department of Housing and Urban Development
3. The license no. 2013/08 to develop the commercial complex namely Omaxe Sector Satara issued vide endst no. CA/GLADA/LDH/658 dt. 23.07.2013 and extended upto 23.07.2018 by Competent Authority, GLADA, Ludhiana vide memo no. CA-GLADA-LDH-2017/9236 dt. 15.09.2017

With reference to subject and online application received vide RID No. 18944, the revised NOC for release of electricity connections in subject cited residential Mega Group Housing project and commercial complex as per individual layout plans approved by Chief Town Planner, Punjab, Chandigarh and combined Electrical Layout Plan approved by the field office of PSPCL (copy enclosed) is hereby given subject to the following terms & conditions. **Further earlier NOC issued to M/s Omaxe Limited for 37.615 Acre colony Omaxe Royal Residency at village Thakarwal, Pakhowal Road , Ludhiana vide memo no. 11-13 dated 12.01.2012 is hereby cancelled.**

1. As per Load Sheet and Electrical Layout Drawing approved by the PSPCL, the total load of the project shall be 15637KW / 17375 KVA, which will be fed through 3 no. 2500 KVA, 5 no. 2000 KVA, 2 no. 1600 KVA and 2 no. 1000 KVA distribution transformers (total 22700 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.
3. As the estimated load of the project is above 4000KVA, therefore as per Reg. 4.2 (iv) of Supply Code-2014, the Supply voltage of the project shall be 66KV, for which 66KV Substation shall be erected by

you at project site and entire cost of 66 KV Sub-Station/ line along with allied equipment's shall be borne by you. 2 no. 66/11 KV, 10/12.5 MVA Power Transformers shall be installed at the project site.

Electrical connectivity to the proposed 66KV Substation at site will be given by solid tapping the existing 66KV Lalton Kalan-Basant Avenue-Giaspura-Sarih transmission line emanating from 220KV Substation Lalton Kalan with 66KV 240mm² XLPE cable of 310m length. Total cost to be deposited by you for providing 66KV Supply at project site, as per CC: 60/2014 (Standard Cost Data) is Rs.1,33,42,965/- (Rs. One crore thirty three lacs forty two thousands nine hundred and sixty five only), whose breakup is as follows:-

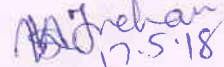
S. No.	Item	Amount (in Rs.)
i)	Proportionate cost of , 66KV ACSR 0.4 sq.inch of 2.2KM length from point A to B (17375KVA x Rs. 57/KM/KVA x 2.2KM)	21,78,825/-
ii)	Proportionate cost of 66KV Outgoing Bay at 220KV Substation Lalton Kalan (Rs. 90/KVA x 17375KVA)	15,63,750/-
iii)	Tentative cost of 240 sq.mm XLPE cable of 310m length, from tapping point at tower no. 8 upto project site (Rs. 3,09,69,000/KM x 0.310KM)	96,00,390/-
	TOTAL AMOUNT	1,33,42,965/-

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. 13,31,64,810/- (Rupees Thirteen crores, thirty one lacs, sixty four thousand, eight hundred and ten only). The estimated time period for complete development of the electrical LD system of the project is 120 months from the date of issue of NOC. In case of request for energisation of incomplete LD system, the same shall be allowed provided you furnish a Bank Guarantee (BG valid for 5 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/occupants 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 undertakings dated 05.03.2018, you shall be responsible for maintaining the requisite right of way/ clearance under the EHT lines i.e. 66 KV lines passing through this project. For any construction previous/ present/ future done in violation I.E. Rules 1956, you shall be solely responsible for any violation and will be liable for action as per the I.E. Rules 1956 and relevant Act/ rules/ regulations. In-addition, action can be taken by the PSPCL like refusal of connection/ dis-connection of connection / legal action as per rules at any point of time.
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. 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.
12. 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.
13. The clearance from Chief Electrical Inspector, Punjab for electrical installations inside the project shall have to be obtained by you.
14. You shall be responsible for any fatal / non-fatal accident during the electrification work of the project inside the site.
15. 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.
16. 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.
17. The validity of this NOC shall be five 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


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

1. Endst. No...../ Royal Residency & Sector Satara, Ldh. / RID-18944 Dated:/...../ **2018**

Regd. Copy of the above is forwarded to the Dy. CE/ DS, Suburban Circle, PSPCL, Ludhiana for information and necessary action w.r.t. the case forwarded to this office vide letter no. 4447 dated 17.04.2018 and 6175 dated 11.05.2018. 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 developer 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 connections 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 5 years) equivalent to 150% of the estimated cost of balance works is submitted by promoter before release of connection.
- c) It must be ensured that Distribution Franchisee Agreement, as per CC: 58/2016 dt. 14.12.16 is signed by the developer.

DA: As above

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for Chief Engineer / Commercial,
PSPCL, Patiala.

2. Endst. No...../ Royal Residency & Sector Satara, Ldh. / RID-18944 Dated:/...../ **2018**

Regd.

Copy of the above is forwarded to The Secretary to Govt. of Punjab, Department of Housing and Urban Development, Chandigarh for information and necessary action w.r.t. exemption from provisions of PAPRA Act for residential Mega Housing Project issued for 36.00 Acres, 3.805 Acres and 7.829 Acres vide endst. no. CTP(Pb) MPR.4/113 dt. 03.01.2008, 18/17/2013-5Hg2/47809/2 dt. 03.05.2013 and 18/77/2014-5Hg2/1322 dt. 10.03.2017 respectively by your office and license to develop the commercial complex namely Omaxe Sector Satara issued by Competent Authority, GLADA, Ludhiana vide license no. 2013/08 issued vide endst no. CA/GLADA/LDH/658 dt. 23.07.2013 and extended upto 23.07.2018 vide memo no. CA-GLADA-LDH-2017/9236 dt. 15.09.2017. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 13,31,64,810/- (Rupees Thirteen crores, thirty one lacs, sixty four thousand, eight hundred and ten only) subject to change as per rates prevailing at the time of execution of work. This amount shall have to be secured from the developer by you in case of default of developer 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 developer 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 120 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.

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