

PSPCL

Punjab State Power Corporation Limited

OFFICE OF SUPERINTENDING ENGINEER, OPERATION CIRCLE, MOHALI.
At 220 KV Sub-Station, Ind. Area, Phase-7, Mohali, Tel No. 0172-2237990-91,
(E-mail: se-ds-mohali@pspcl.in; sedsmohali2@gmail.com))

ਵੱਲ

ਮੁੱਖ ਇੰਜੀਨੀਅਰ/ ਵਟਰ,
ਪੀ ਐਸ ਪੀ ਸੀ ਐਲ ਪਟਿਆਲਾ

Memo No. 1363/2023 /NOB-549 dated 03/03/2023

Sub- Regarding 35% BG against NOC application by M/s Affinity Buildtech, for electrical scheme of 12.15 acres, Residential/Commercial project namely "AFFINITY BELGRAVIA", Vill. Chhat, Zirakpur Distt Mohali. (Projected Load 4910.84 KW/ 5456.49 KVA) SAP RID 21253

ਹਵਾਲਾ: ਆਪ ਜੀ ਦੇ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰਬਰ 215 ਮਿਤੀ 24-02-2023

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਵੱਡ ਮਡਲ ਜੀਰਕਪੁਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ 1363 ਮਿਤੀ 03.03.2023 ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਹੈ ਕਿ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਆਪਣੇ ਐਲ ਡੀ ਸਿਸਟਮ ਦੇ ਐਸਟੀਮੇਟ ਦੀ 35% ਬੈਂਕ ਗਰੰਟੀ ਰੁਪਏ 1,77,39,360/-, ਬੈਂਕ ਗਰੰਟੀ ਨੰਬਰ 035GT02230590002 ਮਿਤੀ 28-02-2023 (HDFC Bank), ਜਿਸ ਦੀ ਵੈਲੀਡਿਟੀ 27-02-2028 ਹੈ, ਜਮਾਂ ਕਰਵਾਈ ਹੈ। ਬੈਂਕ ਗਰੰਟੀ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਦੇ ਦਫਤਰ ਨੂੰ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਅਤੇ ਰਿਕਾਰਡ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੋਟ: ਉਕਤ ਅਨੁਸਾਰ

for [Signature] 03/03/2023
ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਵੱਡ ਹਲਕਾ,
ਪੀ ਐਸ ਪੀ ਸੀ ਐਲ ਮੋਹਾਲੀ।
%c [Signature]

ਸੀ ਸੀ

ਵਧੀਕ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਵੱਡ ਮਡਲ ਜੀਰਕਪੁਰ।

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

 To
 Regd.

 ✓ M/s Affinity Buildtech,
 SCO No.-2, Prakash Vihar, Kalka Road,
 Village Baltana, Zirakpur, Distt. SAS Nagar (Ph.)

 Memo No. 267-269 / Affinity Belgravia, Zirakpur/ SAP RID-21253

 Dated 13 / 03 / 2023

Sub: NOC to M/s Affinity Buildtech for electrical scheme of 12.154 Acres residential/commercial project 'AFFINITY BELGRAVIA' at Village Chhat, Zirakpur, Distt. SAS Nagar for 4911 KW/ 5456 KVA (SAP RID-21253).
Ref: I. Your online request dated 26.12.2022 for issue of NOC against SAP RID-21253.
 II. The license to develop the colony issued by Competent Authority -Cum- Additional Deputy Commissioner, (Urban Development), SAS Nagar vide license no. LDC/CA-ADC(UD)-2022/32 dated 14.12.2022

With reference to the subject and online application received vide SAP RID-21253, the NOC for release of electricity connections to individual consumers by PSPCL in subject cited project being developed as per the layout plan approved by Executive Officer, Municipal Council, Zirakpur and Electrical Layout Plan approved by the field office (copy enclosed) is hereby given subject to the following terms & conditions.

- 1) As per Load Sheet, the total estimated load of the project is 4911 KW/ 5456 KVA which will be fed through 14 no. 500 KVA distribution transformers (total 7000 KVA). The brief load details of the project are as under:

a) Residential Load (484 Flats)	= 2902.40 KW/ 3224.88 KVA
b) Commercial Load (19 Shops, Club, 3 no. Comm. Pockets)	= 1840.13 KW/ 2045 KVA
c) Common Services (i.e. Lifts, Water Works, STP, Fire Fighting Street Light, (common area)	= 168.32 KW/ 187.02 KVA
- 2) The release of electricity connections to the subject cited project shall be governed by Reg. 6.7 of Punjab State Electricity Regulatory Commission (Electricity Supply Code and Related Matters) Regulations-2014 in short Supply Code-2014 as amended from time to time.
- 3) Electrical connectivity to the said project against SAP RID-21253 will be given from a proposed new 1 no. 11 KV feeder with 150mm² XLPE Cable, emanating from 66KV Substation, Bhabat. Total cost to be deposited by you for electrical connectivity to the said project as per latest Standard Cost data (CC-23/2019) is Rs. 1,04,82,237/-, (Rs. One Crore Four Lakh Eighty Two Thousand Two Hundred and Thirty Seven only), whose breakup is as follows:-

Sr. No.	Item	Amount (in Rs.)
i)	Proportionate cost of 11 KV outgoing VCB (5456 KVA x Rs.75/KVA)	4,09,200/-
ii)	Proportionate cost of 11 KV line with XLPE Cable 150mm ² on 11 mtr Poles (5456 KVA x Rs. 282-KM/KVA x 6.36KM)	97,86,445/-
iii)	Tentative Cost of 11KV link line from tapping point up to project site along with cost of HT meter, CT/PT unit for energy audit purpose	2,87,592/-
iv)	Total amount	1,04,82,237/-

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 electrical connectivity. Statutory taxes, if applicable, shall be chargeable extra on the estimated amount of Connectivity Charges.

- 4) As per 11th Amendment of Supply Code 2014 circulated vide CC-28/2022 dated 19.09.2022, System Loading Charges (SLC) is liable to be recovered from the developer on total estimated load of the project (i.e. 5456 KVA). Total cost to be deposited by you for System Loading Charges (SLC) is Rs. 1,53,31,884/- (Rupees One Crore Fifty Three Lakh Thirty One Thousand Eight Hundred and Eighty Four only) whose breakup is as follows:-

Sr. No.	Item	Amount (in Rs.)
i)	Proportionate cost of 66 KV Transmission line 0.2 Sq.inch ACSR with DC towers from 220 KV Banur S/S to 66 KV S/S, Bhabat (5456 KVA x Rs.46/KVA/KM x 11.6 KM)	29,11,322/-
ii)	System Loading Charges of 66 KV S/S, Bhabat (including incoming bay) (5456 KVA x Rs.2200/KVA)	1,20,03,200
iii)	Proportionate cost of 66 KV outgoing bay at 220 KV Mother Sub Str. (5456 KVA x Rs.76.496/KVA)	4,17,362
iv)	Total amount	1,53,31,884/-

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 electrical connectivity. Statutory taxes, if applicable shall be chargeable extra on the estimated amount of connectivity charges.

- 5) The license to develop the colony has been issued by Competent Authority -Cum- Additional Deputy Commissioner, (Urban Development), SAS Nagar vide license no. LDC/CA-ADC (UD)-2022/32 dated 14.12.2022, (valid upto 13.12.2027).
- 6) LD system shall be constructed by you, for which 15% of Supervision charges on labour cost of LD system amounting to Rs. 1,16,185/- (Rupees One Lakh Sixteen Thousand One Hundred and Eighty Five only) shall have to be deposited by you before release of electrical connectivity to the project. Statutory taxes, if applicable, shall be chargeable extra on the estimated amount of Supervision Charges.
- 7) The estimated expenditure for layout of electrical LD system of the project shall be Rs. 2,48,67,464/- (Rupees Two Crore Forty Eight Lakh Sixty Seven Thousand Four Hundred and Sixty Four 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.

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 35% 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.

Note- At present as decided by PSERC, PSPCL shall accept a BG (valid for three years) equivalent to 105% of the estimated cost of balance works of LD system.

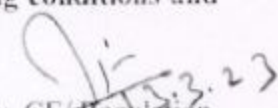
- 8) 35% bank guarantee vide BG No. 035GT02230590002 dated 28.02.2023 amounting to Rs. 1,77,39,360/- (Rupees One Crore Seventy Seven Lakh Thirty Nine Thousand Three Hundred and Sixty Only) (valid till 27.02.2028) from HDFC Bank has been submitted by you:-
- 35% BG shall be returned back when you avail 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 35% 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 35% BG shall have to be submitted. The amount of 35% 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. As per the instructions issued vide memo. No. 849-54 dated 4.12.2020, it has been decided that water supply connections should be released first (if water is not supplied in that colony through any other approved means) before the release of any other connection in that colony.
- 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 may 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, 150-54 dated 10.02.2020, 508-37 dated 22.07.2020, 1071-1101 dated 28.01.2021, 1183-1213 dated 22.02.2021, 1251-81 dated 08.03.2021, 1630-60 dated 03.06.2021, 1887-1917 dated 27.07.2021, 2035-65 dated 18.08.2021, 2004-34 dated 18.08.2021, 63-93 dated 13.01.2022, 396-426 dated 19.04.2022, 484-514 dated 02.05.2022 and 1098-1128 dated 11.10.2022 and same is available on www.pspcl.in under heading 'Commercial Circular'.

- 13) The expense of shifting of HT & LT lines inside the project shall be borne by you.
- 14) As per your undertaking dated 24.12.2022, no construction shall be allowed under the HT/EHT lines and no construction corridor shall be provided below the HT/EHT lines and that appropriate clearance from existing lines/ buildings shall be maintained as per the CEA Regulations (amended to date).—For any construction previous/present/future done in violation of CEA Safety Rules -2010 / any other rules and in view of undertaking submitted by you to PSPCL, you shall be solely responsible and shall be liable for action under relevant Acts/ Rules/Regulations. In addition, action can be taken by PSPCL like refusal of connection/ dis-connection of connection / legal action as per rules at any point of time.
- 15) If at any stage, the Government/ Developer revises the layout plan of the project due to extension/ reorientation of the project you shall be liable to take the revised NOC alongwith 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) In case the proposed new/ existing 11KV feeder crosses National Highway/Railway Crossing, all the charges/ fees for the permission from Competent Authority shall be payable by you. Further requisite permission from competent authority shall be arranged by PSPCL.
- 20) You shall be responsible for any fatal / non-fatal accident during the electrification work of the project inside the site.
- 21) 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.
- 22) 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.
- 23) **The validity of this NOC shall be five years from the date of issue and during validity period, connectivity charges, System loading charges & supervision charges should be deposited by you along with erection of complete LD system. If partial connectivity is sought by you then connectivity charges, System loading charges & supervision charges**

should be deposited along with erection of partial LD system along with submission of 105% BG for the balance work of LD system. In case these conditions are not complied within validity 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


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

1. Endst. No...../ Affinity Belgravia, Zirakpur/ SAP RID-21253 Dated...../...../ **2023**

Regd. Copy of the above is forwarded to the **SE/ DS CIRCLE, MOHALI** for information and necessary action w.r.t. the case forwarded to this office vide memo no. 2322 dated 21.02.2022, 2419 dated 23.02.2023 and 3067 dated 03.03.2023. 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 connectivity. 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 amended upto date.

- 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) Detailed instructions regarding 35% BG has already been issued by this office vide memo no. 1145-49 dt. 14.10.2022, the same should be meticulously complied with by the concerned AE/AEE (DS).
- d) 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, 150-54 dated 10.02.2020, 508-37 dated 22.07.2020, 1071-1101 dated 28.01.2021, 1183-1213 dated 22.02.2021, 1251-81 dated 08.03.2021, 1630-60 dated 03.06.2021, 1887-1917 dated 27.07.2021, 2035-65

dated 18.08.2021, 2004-34 dated 18.08.2021, 63-93 dated 13.01.2022, 396-426 dated 19.04.2022, 484-514 dated 02.05.2022 and 1098-1128 dated 11.10.2022.

- e) Compliance of the guidelines issued by CE/Commercial vide memo no. 610 dated 14.11.2018 regarding supervision of LD system from time to time during erection and commissioning of LD works must be ensured.
- f) It has been decided to install HT, CT/PT meter for energy audit purpose and actual cost of the same may be got deposited from the developer.
- g) The instructions regarding release of water supply connections before the release of any other connection in the colony were issued vide memo no. 849-54 dated 4.12.2020, the same should be meticulously complied with by the concerned AE/AEE (DS).
- h) It must be ensured that total charges/ fees for the permission from Competent Authority for road/railway crossing and charges (proportionate cost) related to the electrical connectivity should be recovered from the developer. However the requisite permission from Competent Authority shall be the responsibility of PSPCL.

DA: As above

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

2. Endst. No...../ Affinity Belgravia, Zirakpur/ SAP RID-21253 Dated...../...../ 2023

Regd.

Copy of the above is forwarded to the **Competent Authority -Cum- Additional Deputy Commissioner, (Urban Development), SAS Nagar** for information and necessary action w.r.t. the license to develop the colony issued by your office vide license no. LDC/CA-ADC (UD)-2022/32 dated 14.12.2022. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 2,48,67,464/- (Rupees Two Crore Forty Eight Lakh Sixty Seven Thousand Four Hundred and Sixty Four 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 60 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.