

To

✓ M/S Krishna Builders,  
Project namely "ATLANTIS GRAND"  
Village Nabha, High Ground Road,  
Zirakpur, Distt- Mohali

Memo No.....15769...../ NOB-608

Dated .....20...../12...../ 2023

**Sub: NOC to M/S Krishna Builders, for electrical scheme of 1.498 Acres under Residential/Commercial Project namely "ATLANTIS GRAND" at Village Nabha, High Ground Road, Zirakpur, District - Mohali for project load of 592.65 KW/ 658.50 KVA (SAP RID-21605).**

**Ref:** I. Your online request dated 14.09.23 for the issuance of NOC against SAP RID-21605.  
II. CLU granted by Local Govt. Punjab vide memo no. PB/CLU/SAS/ZIRAK/2559 dated 14.09.2022 and Licence No. LDC/CA-ADC(UD)/2023/51 dated 07.11.2023 issued by Additional Deputy Commissioner (Urban Development) cum Competent Authority, Distt- SAS Nagar. The layout plan approved by EO MC Zirakpur.

With reference to the subject and online application received vide SAP RID-21605, 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 EO MC 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 592.65 KW/ 658.50 KVA which will be fed through  $2 \times 315 + 1 \times 200$  KVA Distribution Transformers (Total 830 KVA). The brief load details of the project are as under:

a)	Residential Load	= 470.40 KW / 522.67 KVA
b)	Commercial Load	= 30.25 KW / 33.61 KVA
c)	Common Services	= 92 KW / 102.22 KVA

(i.e. Water Works, Street Lights, STP, etc.)
- 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 subject cited project against SAP RID-21605 will be given from 11 KV Trishla Feeder emanated from 66 KV Sub-Station Bhabat as proposed by ADDL.SE/ DS Division, Zirakpur vide memo no. 7417 dated 17.10.2023. 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.7,56,333/- (Rs. Seven Lakh Fifty-Six Thousand Three Hundred Thirty-Three only), whose breakup is as follows: -

S. No.	Item	Amount (in Rs.)
i)	Proportionate cost of 11 KV outgoing VCB (658.50 KVA $\times$ Rs. 75/KVA)	49,388/-
ii)	Proportionate cost of 11 KV line with 3/C 11 KV XLPE Cable 150 mm <sup>2</sup> (658.50 KVA $\times$ Rs.282/KM/KVA $\times$ 1.2 KM)	2,22,836/-
iii)	Proportionate cost of 11 KV line with ACSR 100 mm <sup>2</sup> (658.50 KVA $\times$ Rs.123/KM/KVA $\times$ 1.075 KM)	2,49,884/-
iv)	Tentative Cost of new service line along with cost of HT meter, CT/PT unit	2,34,225/-
	<b>Total amount</b>	<b>7,56,333/-</b>

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

- 4) As per 11<sup>th</sup> Amendment of Supply Code-2014 Reg. 6.7.2 issued 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. 658.50 KVA). Total cost to be deposited by you for System Loading Charges (SLC) is Rs. 18,50,448/- (Rs. Eighteen Lakh Fifty Thousand Four Hundred Forty-Eight 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 line on DC towers from 220 KV Substation, Banur to 66 KV Substation, Bhabat (Rs. 46/KVA/KM $\times$ 658.50 KVA $\times$ 11.6 KM)	3,51,376/-
ii)	System loading charges of 66 KV S/stn. including Incoming Bay at 66 KV Substation, Bhabat (658.50 KVA $\times$ Rs 2200/KVA)	14,48,700/-
iii)	Proportionate cost of 1 No.66 KV Bay at sending end(220 KV S/S Banur) (658.50 KVA $\times$ Rs 76.496/KVA)	50,372/-
	<b>Total Amount</b>	<b>18,50,448/-</b>

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

- 5) The layout plan approved by EO MC Zirakpur.
- 6) LD system shall be constructed by you, for which 15% of Supervision charges on labour cost of LD system amounting to Rs. 44,025/- (Rupees Forty-Four Thousand Twenty-Five only) shall have to be deposited by you before release of 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. 50,49,533/- (Rupees Fifty Lakh Forty-Nine Thousand Five Hundred Thirty-Three) 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 (BG No.035GT02233250002) dated 21.11.2023 valid up to 20.11.2028 amounting to Rs.26,79,750/- (Rupees Twenty-Six Lakh Seventy-Nine Thousand Seven Hundred Fifty only) from HDFC BANK LIMITED has been submitted by you. As per detailed instruction issued vide memo no. 1145-49 dated 14.10.2022, following are the 'Events of default' regarding 35% Bank Guarantee: -
  - a. 35% BG shall be returned back when you avail partial connectivity/ full connectivity against the NOC.
  - b. 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.
  - c. 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 by the O/o CE/Commercial, PSPCL, Patiala 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. 626-634 Dt.21-06-2023 and same is available on [www.pspcl.in](http://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 vide Ref. No. POCHBS/648 dated 12.05.2023, 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 or due to non compliance of the conditions (if any) imposed in the documents i.e, CLU/ Building Permit/ Approved layout plan etc., as submitted by you at ONLINE portal of PSPCL, you shall be liable to take the revised NOC along with 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. All the charges/ fees for the permission from Competent Authority (for road crossing) and charges (proportionate cost) related to the electrical connectivity 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 with, 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

  
Deputy Chief Engineer,  
DS Circle, PSPCL, Mohali.

1. Endst. No..... / NOB-608

Dated ..... / ..... / 2023

Copy of the above is forwarded to Chief Engineer/ Commercial, P.S.P.C.L., Patiala w.r.t. its office memo nos. 1354-60 dated 26.12.2022, 312-332 dated 20.3.2023 and 470-74 dated 02.05.2023.

  
Deputy Chief Engineer,  
DS Circle, PSPCL, Mohali.

2. Endst. No..... / NOB-608

Dated ..... / ..... / 2023

Copy of the above is forwarded to the ADDL.SE/ DS Division, Zirakpur for information and necessary action w.r.t. your office memo nos. 7417 dated 17.10.2023, 7876 dated 14.11.2023, 8224 dated 06.12.2023 & 8311 dated 12.12.2023. 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 and it must be ensured by your office to release the electrical connections as per the approved layout plan by the competent authority. 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 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 the o/o CE/Commercial, PSPCL, Patiala vide memo no. 1145-49 dt. 14.10.2022, the same should be meticulously complied with by the concerned AE/AEE (DS). It must be ensured to give requisite directions to concerned sub-division to maintain the record of BG e.g. the claim date, expiry date of BG or any other conditions imposed in approved BG etc. It must be also ensured that the connection shall be released as per the approved layout plan from the competent authority.



- 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. 626-34 dated 21.6.2023.
- e) Compliance of the guidelines issued by CE/Commercial, PSPCL, Patiala 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 by the o/o CE/Commercial, PSPCL, Patiala 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 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* —  
Deputy Chief Engineer,  
DS Circle, PSPCL, Mohali.

3. Endst. No..... / NOB-608

Dated ..... / ..... / 2023

Copy of the above is forwarded to the EO/ MC Zirakpur for information and necessary action w.r.t. approved layout plan. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 50,49,533/- (Rupees Fifty Lakh Forty-Nine Thousand Five Hundred Thirty-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 concerned Sr.XEN/Addl.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 24 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* —  
Deputy Chief Engineer,  
DS Circle, PSPCL, Mohali.