

To
Regd. ✓ M/s Western Living Private Limited,
Through Sh. Himanshu Kwatra,
Flat No. 402, Tower ASPEN-4, Centra Greens,
Opposite Riviera Resort, Pakhowal Road,
Basant Avenue, Ludhiana.

Memo No. 889-91 /Blessing Luxuria/ SAP RID-21797

Dated 25 / 10 / 2024

Sub: NOC to M/s Western Living Private Limited for a 17.27 acres commercial project, namely "Blessing Luxuria," located in Village Malakpur (H.B. No. 147), Tehsil & District Ludhiana, for an estimated load of 5758 KW/6398 KVA (SAP RID-21797).

Ref: I. Your online request dated 24.02.2024 for issue of NOC against SAP RID-21797.
II. The license to develop the 17.27 acres commercial project namely "Blessing Luxuria" in Village Malakpur (H.B. No. 147), District Ludhiana, has been issued by the Chief Administrator (Exercising the Power of Competent Authority), GLADA, Ludhiana vide License no. 11/2023, dated 31.10.2023.

With reference to the subject and online application received vide SAP RID-21797, 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 Senior Town Planner, Ludhiana and Electrical Layout Plan approved by Dy. CE/DS City West Circle, Ludhiana (copy enclosed) is hereby given subject to the following terms & conditions:-

- 1) As per Load Sheet, the estimated load of the project is 5758 KW/6398KVA. The brief load detail of the project is as follows:-

a) Commercial Area (172 No. SCOs & 3 No. Shops)	- 5440.2 KW/6044.67 KVA
b) Toilets	- 7.7 KW/8.56 KV
c) EV Charging Station	- 80 KW/88.89 KVA
d) Common Services (Water Works, Street Lights, STP, ventilation and other common services)	- 230 KW/255.56 KVA
- 2) The estimated load of the project (i.e. 5758 KW/6398KVA) will be fed through 16 no. 500 KVA CSS distribution transformers (total capacity 8000 KVA).

Note-1:- You are allowed to install CSS in the LD system for a total capacity of 8000 KVA (16 no. 500KVA DTs) subject to the condition that Distribution transformer (DT) inside the CSS shall be from approved vendor of PSPCL. In case if supplier is not an approved vendor of PSPCL, then firm/supplier will submit the complete type test reports of the material and Guaranteed Technical Particulars to the office of CE/MM, PSPCL, Patiala for vendor empanelment.



Note-2:- The design of canopy/ enclosure for DTs shall be such that it can house the conventional DTs with maximum external dimension of DTs procured by PSPCL (i.e. 1850 (length) x 1560 (breadth) x 2000 (height)), so that in the event of damage of DTs, the same can be replaced with DTs available in PSPCL stores/being procured by PSPCL. Further, the canopies/enclosures must have enough natural/forced cooling arrangement to keep the temperature rise of the transformer within limit.

Note-3:- In case PSPCL alters the DT dimensions in the future, you will be responsible for providing a tailor made canopy that meets PSPCL's requirement.

- 3) The release of electricity connections to the subject cited project shall be governed by Regulation 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.
- 4) Electrical connectivity to commercial project "Blessing Luxuria" against SAP RID- 21797 will be given by erecting 1 no. new 11 KV feeder with 300 mm² XLPE cable, from 66 KV S/S South City. Total cost to be deposited by you for electrical connectivity to the project is Rs. 59,33,704/- (Rupees Fifty Nine Lakh Thirty Three Thousand Seven Hundred and Four only) whose breakup is as follows: -

Sr. No.	Item	Amount (in Rs.)
i)	Proportionate cost of 11 KV breaker as per the Standard Cost Data (6397.8 KVA x Rs. 75/KVA)	4,79,835/-
ii)	Proportionate cost of the common portion of 11 KV line with 3/C 300 mm ² XLPE Cable of 3.985 KM (6397.8 KVA x Rs. 202/KM/KVA x 3.985M)	51,50,038/-
iii)	Actual cost of 11 KV service line to the project site along with cost of 11 KV CT/PT Unit and Meter for energy audit purpose	3,03,831/-
iv)	Total amount	59,33,704/-

Note-1 :- 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.

Note-2 :- In case the proposed new/ existing 11KV feeder crosses Railway line/National Highway, all the charges/ fees for the permission from Competent Authority (for railway line/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.

- 5) As per 11th Amendment of Supply Code 2014 under Reg. 6.7.2 issued vide CC-28/2022 dated 19.09.2022, System Loading Charges (SLC) are liable to be recovered from you on total estimated load of the project (i.e. 6397.8 KVA). Total cost to be deposited by you against SLC is Rs. 1,80,25,009/- (Rupees One Crore Eighty Lakh Twenty Five Thousand and Nine only) whose breakup is as follows:-

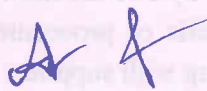
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Sr. No.	Item	Amount (in Rs.)
i)	SLC for 66 KV S/s including 1 no. 66 KV I/C bay at 66 KV S/s South City (6397.80 KVA x Rs. 2200/KVA)	1,40,75,160/-
ii)	SLC for 66 KV line with 630 mm ² XLPE underground cable (150 mtr.) between 220 KV S/S Humbera to 66 KV Grid south city. (Rs. 507/KVA/KM x 6397.8KVA x 0.150 KM)	4,86,553/-
iii)	SLC of 66 KV transmission line with 0.4 Sq. inch Conductor on MC Tower of 10.105 KM between 220 KV S/S Humbera to 66 KV Grid south city (6397.8 KVA x Rs. 46/KVA/KM x 10.105 KM)	29,73,890/-
iv)	SLC for 66 KV O/G bay at 220 KV S/S Humbera (6397.8 KVA x Rs. 76.496/KVA)	4,89,406/-
v)	Total amount	1,80,25,009/-

Note: - 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 System Loading Charges.

- 6) LD system shall be constructed by you, for which 15% of Supervision charges on labour cost of LD system amounting to Rs. 2,95,352/- (Rupees Two Lakh Ninety Five Thousand Three Hundred and Fifty Two 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. 5,06,50,663/- (Rupees Five Crore Six Lakh Fifty Thousand Six Hundred and Sixty Three only) and is subject to change as per rates prevailing at the time of execution of work. In case of request for energization 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.
 - a. The amount of Bank Guarantee shall keep on reducing with the completion of remaining works of the LD system. After submission of Bank Guarantee against balance work of LD system 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.
 - b. Further, as per 12th amendment in Supply Code issued vide notification dated 29.03.2023 by Hon'ble PSERC and circulated by PSPCL vide Commercial Circular 15/2023 dated 15.07.2023, the partially completed LD system, after clearance from Chief Electrical Inspector, shall be taken over and energized to release electric connections to the residents. Such partially completed LD system taken over from the promoter shall be maintained by distribution licensee at its 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.**



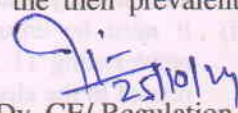
- 8) 35% Bank Guarantee vide BG No 023BG03241520001 dated 31.05.2024) amounting to Rs. 2,61,13,290/- (Rupees Two Crore Sixty One Lakh Thirteen Thousand Two Hundred and Ninety only) valid till 30.05.2029 (for five years) from YES Bank, Ludhiana has been submitted by you. As per detailed instruction issued vide memo no. 1145-49 dated 14.10.2022, following are the 'Events of default' regarding 35% Bank Guarantee:-
- 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 at your own cost from PSPCL at manufacturer's site. A 21 days' 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.

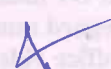


626-34 dated 21.06.2023 and same is available on www.pspcl.in under heading 'Commercial Circular'.

- 13) The expense of shifting of HT & LT lines inside the project shall be borne by you.
- 14) As per your undertaking dated 22.02.2024, 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). You shall be solely responsible for any violation of Rules and relevant act/rules in view of the undertaking submitted to PSPCL.
- 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 and non-deposit of connectivity charges 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 Railway line/National Highway, all the charges/ fees for the permission from Competent Authority (for railway line/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


 Dy. CE/Regulation,
 For Engineer-in-Chief/ Commercial,
 PSPCL, Patiala.

1. Endst. No...../Blessing Luxuria / SAP RID-21797

Dated...../...../ 2024

Regd.

Copy of the above is forwarded to the **Dy.CE/ DS City West Circle, PSPCL, Ludhiana** for information and necessary action w.r.t. the case forwarded to this office vide memo no. 5688 dated 08.05.2024, 7250 dated 12.06.2024, 9317 dated 08.08.2024 and 11550 dated 11.10.2024. 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 electricity 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) **Since the FAR is specified on the approved layout plan and has been considered by the developer to calculate the estimated load of the project, it must be ensured that the electricity connections should be released according to the approved layout plan of the project.**
- b) It must be ensured before release of connectivity 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.
- c) It must be ensured that in case of request for energization 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.
- d) Detailed instructions regarding 35% BG has already been issued by this office vide memo no. 1145-49dt.14.10.2022, the same should be meticulously complied with by the concerned AE/AEE (DS).
- e) 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 at his own cost 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 21.06.2023.
- f) 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.
- g) 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.
- h) 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).
- i) It must be ensured that total charges/ fees for the permission from Competent Authority for new/existing 11 KV feeder for Road crossing/National Highway and charges (proportionate cost) related to the electrical connectivity along with System Loading Charges (SLC) should be recovered from the developer. However, the requisite permission from Competent Authority shall be the responsibility of PSPCL.
- j) **It has been allowed to install CSS in the LD system for a total capacity of 8000 KVA (16 no. 500KVA DTs) subject to the condition that DT inside the CSS shall be from approved vendor of PSPCL. Accordingly, compliance in this regard must be ensured.**
- k) **As intimated and recommended by your office vide memo no. 9317 dated 08.08.2024 and 11550 dated 11.10.2024, the estimated load of the project (i.e. 5758 KW/6398KVA) have been approved to be fed through 16 no. 500 KVA CSS DTs (total capacity 8000 KVA). It must be**



ensured that the design of canopy/ enclosure for DTs shall be such that it can house the conventional DTs with maximum external dimension of DTs procured by PSPCL (i.e 1850 (length) x 1560 (breadth) x 2000 (height)), so that in the event of damage of DTs, the same can be replaced with DTs available in PSPCL stores/being procured by PSPCL. Further, the canopies/enclosures must have enough natural/forced cooling arrangement to keep the temperature rise of the transformer within limit.

- 1) An undertaking from the developer shall be taken that in case PSPCL alters the transformer dimensions in the future, developer will be responsible for providing a tailor made canopy that meets PSPCL's requirement.

DA: As above

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Dy. CE/ Regulation,
For Engineer-in-Chief/ Commercial,
PSPCL, Patiala.

2. Endst. No...../ Blessing Luxuria / SAP RID-21797

Dated...../...../ 2024

Regd. Copy of the above is forwarded to the Chief Administrator, GLADA, Near Rajguru Nagar, Ferozepur Road, Ludhiana w.r.t license no. 11/2023 dated 31.10.2023 issued by their office. The estimated expenditure for layout of electrical LD system of the project is approved for Rs. 5,06,50,663/- (Rupees Five Crore Six Lakh Fifty Thousand Six Hundred and Sixty-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 developer 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 Engineer-in-Chief /Commercial,
PSPCL, Patiala.

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