

**Government of Punjab
Department of Housing and Urban Development
(Housing Branch – II)**

To

The Member (Distribution),
PSEB, Patiala
Memo No:- 13/68/2007-3HG2/5195
Dated: 12-07-2007

Subject: Electricity connection to upcoming private colonies.

This refers to the draft proposal sent by PSEB to this Department related to the above subject.

This is to inform you that the Department of Housing and Urban Development agrees to the terms and conditions mentioned in the draft.

Special Secretary

Endst. No. 13/68/2007-3HG2/5196 Dated. 13/07/07

A copy of the above is forwarded to the following along with a copy of PSEB draft:-

1. The Chief Administrator, PUDA, Mohali
2. The Chief Administrator, GMADA, Mohali
3. The Chief Administrator, GLADA, Ludhiana
4. The Chief Town Planner, Punjab, Chandigarh

Special Secretary.

Sub: Electricity Connections to Upcoming Private Colonies.

As per existing instructions of the Board issued vide CC No. 39/2003 dated 13.6.2003 (ESR – 44), single point supply connections are to be provided to Govt. Hospitals and residential colonies of PSEB, PAP, Punjab Police, BSF, CRPF and other Government Colonies/private colonies including upcoming colonies with metering at 11 KV under DS tariff. For the upcoming PUDA/PUDA approved colonies, LD system within the colony is to be laid by the developer & the meters to the individual residents in such colonies are to be provided by PSEB by recovering ACD, SCC, and other applicable charges applicable to DS consumers. AS per provisions of the single point supply, the energy consumed at the individual premises should be equal to the total energy recorded at the single point supply meter after allowing losses of 20% in case of HT metering and 17% in case of LT Metering. In case the total consumption of the individual residents is less than consumption recorded at single point meter less permissible losses then difference is required to be paid by the developer/promoter, which is being resented by all the developers/promoters.

The main spirit behind providing single point supply was to check incidence of theft of electricity in these colonies as such colonies are not easily accessible to checking agencies of PSEB due to restriction at the main entrance gate of such colony.

There is lot of resentment among the developers/residents of such upcoming colonies regarding the provisions of single point supply especially, the colonies, approved prior to the issue of instructions vide CC No. 39/2003 dated 13.6.2003. The developers of such colonies are not agreeing to the provisions of single point supply on the plea that their

colonies were approved prior to the 13.6.2003. The promoters/developers of the upcoming PUDA approved colonies are also representing that after obtaining completion certificate and expiry of the period of maintenance they do not have any liability whereas the provision of single point connection of PSEB insist them to pay the gap of charges paid by the individual plot/flat owners, and the charges as per energy recorded at single point supply metering. They have requested that their seems to be no justification for PSEB to insist for single point connections since all the plot/flats are sold by the promoter to individual buyers and only individual connections should be given to the plot holder/flat owner.

To redress the grievances of all the promoters/developers of the up-coming PUDA/PUDA approved/Senior or District Town Planner approved private colonies, it has been decided as under:-

- (i) L.D. System shall be laid down by the PUDA/Developer as per standard design of the Board & IE Rules and detailed sketch of L.D. System alongwith specification of material shall be got approved by PUDA/Developer from respective SE/Operation of the Board and work shall be carried out strictly as per approved sketch. After the L.D. System is completed, the 11 KV system including distribution transformer(s) upto maximum 300 KVA capacity shall be got approved from the C.E.I and L.T Lines shall be inspected by the concerned SDO/Operation of the Board. Thereafter, the L.D. System shall be taken over by PSEB and energized for release of connections to different individual consumers in the Colonies by the Board.
- (ii) The developer shall provide a meter room for each block of flats in which he shall provide MCBs for installation of individual meters of all the residents of that block by PSEB.
- (iii) In large colonies where HT as well as LT system is laid by the developer inside the colony for local distribution pillar boxes/MCBs for housing individual meters shall be provided by the developer near the local distribution transformer(s).
- (iv) The connection shall be released by PSEB to the individual consumers in such colonies after recovering/AOD applicable Service connection charges and other charges as per existing instructions of the PSEB.
- (v) If any commercial activities are carried out within the colony by the developer or society of the colony, such as, Cooperative store, Community Centre, Clubs, Swimming Pool, Gymnasium, Shopping Centre, Street Light, Water Supply, Hospital etc. then individual connection shall be released for such activities under relevant tariff in the name of the developer/society/individual applicant as the case may be.
- (vi) The supply shall be given by PSEB through its own system to the colony at 11 KV/66 KV as per total projected load of the colony and system for receiving PSEB supply at 11 KV or 66 KV shall be provided by the developer.
- (vii) For energy audit PSEB will provide DT meter(s) on all the Distribution transformer(s) and if any theft of energy is suspected within the colony then preventive action as deemed fit shall be taken by PSEB.