

BEFORE
THE UTTAR PRADESH ELECTRICITY REGULATORY COMMISSION
LUCKNOW

Present:

1. Shri Raj Pratap Singh, Chairman
2. Shri S. K. Agarwal, Member
3. Shri K. K. Sharma, Member

IN THE MATTER OF:

Suo Moto proceedings in implementation of 13th Amendment of Electricity Supply Code, 2005

Present in the Hearing:

1. Shri Sanjay Goyal, MD, MVVNL
2. Shri Ashutosh Niranjana, MD, PVVNL, Meerut
3. Shri Arvind Rajbedi, Dir (Comm.) PVVNL
4. Shri Ajay K. Mathur, Director, KESCO, Com.
5. Shri Omprakash Dixit, Director (Com.) PuVVNL
6. Shri V. N. Singh, CE, Com. PVVNL, Meerut
7. Shri Ashok Kumar, CE, Com., MVVNL
8. Shri Pradeep Kakkar, CE, LESA
9. Shri A. K. Srivastava, CE(Com) DVVNL, Agra
10. Shri Yogesh Kumar, SE (Com) DVVNL, Agra
11. Shri A. K. Singh, SE (Com) PuVVNL, Varanasi
12. Shri Vivek Srivastava, SE, MVVNL
13. Shri A. K. Tandon, SE, MVVNL
14. Shri C.S.B. Ambedker EE (Store) KESCO
15. Shri Sarnath Ganguly, VP- Operation, NPCL
16. Shri Alok Sharma, Head Legal, NPCL
17. Shri A. k. Agrawal, Resident Manager, NPCL

18. Shri Sanjay Kumar, GM, Distribution, Torrent Power, Agra
19. Shri Harbks Patwa, GM, Distribution, Torrent Power
20. Shri K. B. Singh, AGM Planning, Torrent Power

Order

1. The Commission issued 13th Amendment in Electricity Supply Code, 2005 on 10.8.2018 with the following directions: -
 - a) All new connections to multi-storied buildings shall be released with multi point connection facilities.
 - b) All existing buildings having single point connection shall be converted to multi point connection system by 31.3.2019.
2. Subsequent to issuing the amendment, it was considered appropriate that a meeting is held with RERA for effecting above amendment with minimal changes in infrastructure. Accordingly, a meeting was held on 14th January 2019 in the office of RERA under the aegis of Chairman, RERA and Chairman, UPERC wherein it was decided that a Committee should be constituted to study and provide technological solution with minimal changes in existing infrastructure. The Committee was headed by MD, PVVNL and had members from UPERC, NPCL, MVVNL, Noida Development Authority and Greater Noida Development Authority. Based on site visits, survey and discussion with several Resident Welfare Associations (RWAs) The Committee submitted its recommendation vide letter dated 2.2.2019. The findings of the Committee and its final recommendations are given in the box below:

Findings of the Committee based on site visits, study and survey, discussion with various RWAs and internal deliberations -

1. In all such buildings where, single point is being converted into multi point connection, dual register meters need to be used.
2. DISCOM to issue detailed guidelines on multi-point metering through DUAL register meter and these guidelines needs to be strictly adhered to by developer /RWA.



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3. The meters are to be as per BIS approved standards with additional features needed for Dual metering as IS 13779 is mandatory.
4. Metering to be done both at the single point location & of all individual consumers.
5. To calculate the common area consumption, sum of individual consumer meter consumption be subtracted from the consumption the main meter.
6. Dual metering system for GRID and DG needs to be fool proof and shall be a must. Robustness of this shall avoid any confusion with RWA and DISCOM in future as discrepancy in this data shall lead to litigation.
7. Grid register should be default mode for registration of power supplied to customers. Generator mode should be triggered when generator supply is being fed into electrical distribution network.
8. RF based Solution seems reasonable and latest solution and is being used in majority of the installations. Licensee may adopt this technology.
9. The meters used should have in-built disconnection facility as well as communication facility with latest DLMS protocol.
10. Landing of consumer dual meter data at DC/DR is to be done. Data must land first at UPPCL DC which will be the mandatory for empanelled solution providers.
11. There must be two sets of prepaid recharge coupon- one for GRID supply and another for DG supply.
12. GRID recharge coupon needs to be integrated with licensee revenue management system. All integration has to happen with automated processes.
13. DG meter data to be forwarded to another server/cloud with access control through unique login for different RWAs and DG billing to be done by RWA.

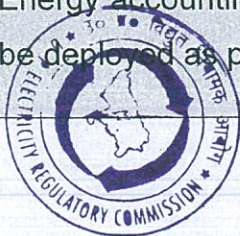
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14. DG tariff is to be decided by RWA, hence DG revenue management system to reside outside of licensee data centre/ server. Licensee to provide only DG consumption data to outside server.
15. DG revenue management, collection on post-paid / prepaid shall be choice of RWA/ Builders. Any amount pertaining to DG meter data shall accrue to RWA account. Licensee shall not have any intervention in this system.
16. Energy accounting shall be done by licensee for GRID supply only. Energy accounting for DG shall be done by respective RWAs.
17. Since, 4% of T&D loss for 11 KV connections and 5% for higher voltage connections will be allowed, single point bulk meter data and data of all consumer meters shall be used for energy audit in an automated manner to detect any pilferage of electricity at building level after agreement with RWA.
18. While as per meter data received, Licensee shall process GRID reading as per its established practices like billing, disconnection, load control, etc., and for DG data RWA shall be free to implement their own mechanism.
19. Notification and alert for pre-defined exceptions like higher energy loss than defined limit, meter registering DG energy while Grid power is available, etc. and Real time energy audit should be available with 15 minutes granularity on back-end system.
20. For transparency and to avoid any issues related to Grid / generator power consumption issues and charges being deducted for common area power, a real time mobile based application as prevalent in these buildings should be adopted.
21. Floor wise group metering may also be provisioned to counter space restraint and to mitigate any pilferage. (In case of such availability).
22. Energy accounting and Common area electrical charges mechanism to be deployed as proposed at Annex-c, Table B-10&11



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23. Common area electrical charges to be calculated on case to case basis, but be recovered through consumer meters on daily basis as proposed.

24. Calculation methodology for CAM

In existing single point supply arrangement, RWA/ developer is charging for Common Area Power (CAP) under Common Area Maintenance (CAM) charges.

These charges are sum of cost of all common facility charges like electrical energy charges (charges on account of operation of Lifts, Water pumps, fire pumps, STP, common area lighting etc.) + cost of security guard + cost of manpower to maintain common area + cost of building repair and maintenance etc.

Sum of these charges are divided by total square feet area covered by all the dwelling units of the residential complex. The arrived charges per square foot is then multiplied by area of the dwelling units and thus cam charges per flat per month is being arrived.

Since, as utility, difficulty may arise in getting cost of common area consumption charges from RWA/ Developer leading to disconnection of supply for the entire complex, the following formula is proposed:

a. Energy units consumed through main meter for the complex from 00.00.00 hours till 23.59.59 of the day = M

i. Square feet area of different dwelling units

ii. type-1= a1

iii. type-2 = a2

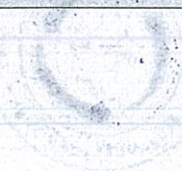
iv. type-3= a3

v. type-n= an

b. Total are in square foot of the complex covered under dwelling units = A i.e., $A = a1 + a2 + a3 + \dots + an$

c. So, per square foot per day Common Area power= $M/A = x$

d. So, the energy cost for the day for type-1 = $xa1$, for type-2 = $xa2$ and so on



e. This should be debited to individual account on daily basis. Since, no such provisions exist in the supply code, regulatory approval for the same may be accorded

25. Mass disconnection facility should be provisioned, in case of non-payment or to tackle other unforeseen issues.
26. Due to space constraints in the meter board/ small size of meter compartment, compact meters shall be required without plastic enclosure. DISCOM may release tender for Dual meter but it is not recommended as there is no standard implemented for meter box. Hence, DISCOM procured meter may not be used in such metering boxes. The meters used for the above mentioned purpose needs to be approved by DISCOM as the GRID metering needs to be accurate as per norms of CEA and may be procured directly by the residents form market. We may opt for multiple makes of meters for consumers of group housing complex.
27. Licensees to hire Dual metering infrastructure deployment, maintenance and operation agency to implement & maintain dual prepaid smart RF metering system with at least five years contract period.
28. Dual metering infrastructure agency needs to provide centralized monitoring, NOC, generate alerts and reports as desired by DISCOMs.
29. Licensee may empanel AMR solution providers who will deploy, manage and maintain AMR Network at building level.
30. Licensee may empanel only those solution providers who have technical capability and experience to provide HES for dual metering including deployment of Server as well as can maintain uptime of server as per utility defined SLA. The empanelled solution provider to be capable of providing GRID data to UPPCL billing system in desired format like MIOS and should be capable to integrate with UPPCL revenue system.

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31. Developer / RWA needs to avail services of empanelled solution providers only. Empanelled service provider to sign tripartite agreement with UPPCL and developer/ RWA.
32. Licensee to sign tripartite agreement with telecom service provider for APN SIMs through which AMR data in a secured manner land at HES at DC.
33. Investment towards cost of meter and associated solution shall be the responsibility of Developer / RWA
34. DISCOM may pay for AMR related facility to solution provider for providing billing data to UPPCL as per UPPCL approved rates.
35. Other costs such as AMC of infra/ management cost of internal system shall be responsibility of Developer/ RWA.
36. Developer/RWA will have to bear the cost of deployment and AMC for the infrastructure.
37. Manpower of DISCOM / contractors shall be required to be dedicatedly deployed based on the size of society and manning standards.

Recommendations of the Committee

The above proposals require a lot of activity at building, RWA as well as utility end and also a comprehensive continuous monitoring system by utility incurring extra manpower as well as cost, to convert a single point system to multipoint.

1. The cause has arrived due to residents having no faith on builder's system. If any mechanism is worked out to make the billing transparent for every resident, the problem will be settled. This will be the least troublesome solution without any extra expenditure of money and time. If it is not acceptable then the following is recommended.
2. Since the proposed system involves a lot of activity and IT implementation, it is proposed to take one or two buildings at Noida/Gr. Noida as pilot project in the first instance to study further issues and to

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test the different assumptions and/or to ascertain any gap or to address issues that may crop up during trial. Our role should be to search such solutions, test it for its robustness and implement this on achievement of envisaged outcomes.

3. After successful pilot only a gradual implementation in rest of the buildings will be possible.
4. A separate tariff structure for multi-story residential buildings will be required to incorporate the following amongst others.

a-1) Methodology of calculation of common area grid consumption as elaborated earlier is required to be approved which shall be applicable to all new and old buildings.

b-2) In old building where occupancy is more than 80% the common area consumption shall be loaded on individual consumers on daily basis and recovered through prepaid system.

c-3) In the new buildings the developer/RWA shall have to bear the cost of common area bill for first two years OR the buildings having unsold flats more than 20 % the developer /RWA shall have to bear the cost of common area bill for which two/three months advance security will have to be deposited.

b) In the old or newly constructed buildings with single cabling system, the billing infrastructure project implementation cost shall be borne by RWA

c) Cost of dual register prepaid meter of empanelled meters shall have to be borne by individual consumers.

5. Since, these multi storey buildings are having space constraints and deployment of electrical infrastructure as per prevalent norm by DISCOMs may not be possible, a separate tariff category may be created for multi-storey buildings having dual metering infrastructure and RWAs/ developers should be made responsible for upkeep and maintenance of electrical infrastructure as well as dual metering



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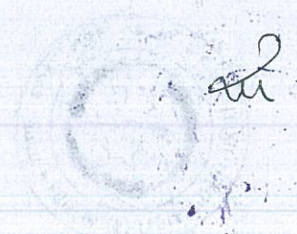
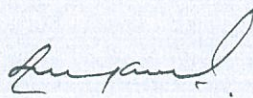
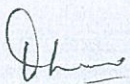
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infrastructure. This may be looked up by regulator as consumers will get huge benefit due to LMV-1 tariff category.

6. For new building which have yet to start development of electrical infrastructure:

- a) Cl. No. 4.9 part A (b) & A d (iv) when read with A (i) may create confusion and needs amendment. It will be the responsibility of developer/RWA to maintain the entire internal infrastructure.
- b) Since varied size and voltage ratio of transformers are required to be installed in different buildings, it is not possible for Licensee to provide specifications for these transformers and approve the Guaranteed particulars. More so when it is not to be replaced/maintained by the licensee. So, developer may be allowed to install the equipment approved as per IS and type tested and of highest star rating on his own. Hence it is proposed to modify Cl-4.9 part A-b (i) para-2.
- c) Cl. A(f) may be modified to the extent that loads above 3600 KVA (4000 KVA) to, 18,000 KW (20000 KW) will be sanctioned at 33 KV voltage level.
- d) Multiplexes, Marriage halls, Centralized air-conditioned buildings may be considered for single point supply.

3. The Committee apart from outlining the technical & infrastructural recommendation in both its findings and recommendation also sought certain changes in the 13th Amendment so that the spirit of the amendment i.e. protecting consumer interest could be given shape in unhindered manner. The changes sought in the 13th amendment is reproduced below -



Amendment Done	Suggestion	Required Amendment
<p>Part A- New Electricity Connection in the Multi-story Buildings/Multiplex/ Marriage Halls/ Colonies to be developed by Development Authorities and /or Private Builders/Promoters/ Colonizers/Institutions/ Individual applicants. (Approved by Licensed Electrical Inspectors)</p> <p>a. All new connections domestic/non-domestic Multi-storeyed Buildings/ Multiplex/Marriage Halls/ Cooperative Group Housing Societies/Colonies shall be released only on multiple points for supply of power to individual owners/occupants from licences.</p> <p>b. The role of developer/development authority shall be limited to development of electrical infrastructure necessary to make available electrical supply to individual connection from the system of the distribution licensee. Accordingly, in the initial phase, the developer /development authority shall seek a temporary connection from the licensee for developing the electrical infrastructure. Once, the electrical infrastructure is developed, the developer shall hand over the same including bus bar and other central equipment to the licensee which shall remain under the control of the licensee. Upon successful completion and handing over the electrical infrastructure to licensee, all occupiers/consumers shall be apply to the licensee for individual connections whereas. The developer/ RWA shall apply for separate connection(s) for common facilities.</p> <p>Explanation- for the purposes of this sub-section "electrical infrastructure means-</p> <p>(i) Entire infrastructure required for distribution network from the</p>	<p>Part- A</p> <p>1) Multiplex & Marriage Halls are also included for multiple point connection conversion. The following objections may arise.</p> <p>(a) Single point connection is issued to the owner of the Marriage Hall as it is used by single consumer at a time; multiple point connection is not justified in case of Marriage Hall.</p> <p>(b) In case of Multiplex, the electricity is being used by Multi-Cinema Halls, Different commercial units, common services like centralised air Conditioning system at different floors, lighting, Firefighting and escalators etc. Generally different shops/cinemas/offices etc are rented out to the person/company other than developer, which keeps on changing from time to time and also it will not be possible to issue large connections on LT (Prepaid or Post-paid) to individual consumers. Also, there is not popular demand for multipoint connections in Malls.</p>	<p>Part A- New Electricity Connection in the Multi-story Buildings/Colonies to be developed by Development Authorities and /or Private Builders/Promoters/ Colonizers/Institutions/ Individual applicants. (Approved by Licensed Electrical Inspectors)</p> <p>a. All new connections domestic/non-domestic Multi-storeyed Buildings / Cooperative Group Housing Societies/Colonies shall be released only on multiple points for supply of power to individual owners / occupants from licences.</p> <p>b. The role of developer/development authority shall be limited to development of electrical infrastructure necessary to make available electrical supply to individual connection from the system of the distribution licensee. Accordingly, in the initial phase, the developer / development authority shall seek a temporary connection from the licensee for developing the electrical infrastructure. Once, the electrical infrastructure is developed, the developer shall maintain the same including bus bar other central equipment. Upon successful completion and energisation of the electrical infrastructure, all occupiers / consumers shall apply to the licensee for individual connections whereas. The developer/ RWA shall apply for separate connection(s) for common facilities.</p> <p>Explanation- for the purposes of this sub-section "electrical infrastructure means-</p> <p>(i) Entire infrastructure required for distribution network from the</p>

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licensee's sub-station (220/132/33 KV or 33/11 KV or 11/0.4 KV) up to the connection outlets in individual owner's premises, which is to be developed at his own cost. Or by depositing fixed amount as per Cost Data Book, with the Licensee. This shall include cost of dedicated feeder also, if required.

Provided that if the developer/development authority chooses to construct the system on its own the material used shall be as per specification/GTP approved by the licensee.

(ii) Well ventilated Metering room of proper size for housing the licensee's meters preferably neat the entrance within the properly limits. Ideally it should be accessible from outside without entering the complex.

(iii) Safe housing and sealing of the by supply meter/sun-meters, and / or individual meters, and lay the underground/ overhead internal cabling in trenches/ducts to each individual premise in the complex/colony.

c. For seeking temporary connection, as provided above, the Authority/ Promoter/ Builder/Colonizer shall apply the prescribed form align with prescribed charges, as provided in the cost data book, to the designated office of the Licensee for construction of the building/colony on per KW/KVA basis. The release of load for temporary connection shall be metered, and the load shall be as per requirement subject to maximum of 15% of the total estimated load required (herein

licensee's sub-station (220/132/33 KV or 33/11 KV or 11/0.4 KV) up to the connection outlets in individual owner's premises, which is to be developed at his own cost. However, the developer may deposit the fixed amount as per Cost Data Book with the Licensee for lying outside network including dedicated feeder up to main connection meter of the multi-story building.

Provide that if the developer/development authority chooses to construct the feeder/network up to outside the premises on its own, the material used shall be as per specification/GTP approved by the licensee.

(ii) As developer/developing authority, being the custodian of the internal electrical system except metering, has the responsibility of proper maintenance of the system and is required to install the system consisting of equipment of high standard meeting IS Specifications and highest star rating for safety of residents/building.

(iii) Safe housing and sealing of the by supply meter/sun-meters, and / or individual meters, and lay the underground/ overhead internal cabling in trenches/ducts to each individual premise in the complex/colony.

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after referred to as the "deemed load."

d. Along with the application following will also be submitted-

(i) A copy of the plan/map of the building/ colony duly showing the constructed area of the entire building/ colony, approved by the concerned Development Authority/ Mahapalika/ Nagarpalika / Gram Panchayat, or certified by registered Architect, and signed by the applicant. In case of non-submission of approval by the relevant authority/Government bodies/registered architect, the supply shall be given conditionally on receipt of an undertaking from the applicant taking full responsibility that in the event of demolition, or objections from such authority, the supply shall be permanently disconnected by the licensee.

(ii) Submit the detailed electrification plan for multiple point supply with provision of bus bar and reference meter at a point, which can be easily accessed by the licensee. The plan shall be approved by the licensee.

(iii) An agreement affirming consent to maintain the lines and transformer provided in the layout till satisfactory completion of works.

(iv) Submit undertaking that only after completion of works to the satisfaction of licensee, he shall handover the entire Distribution System along the Distribution Licensee, without claiming any payment or refund or any charges.

(v) Submission of No-dues certification, and application charges specified by licensee and approved by the Commission.

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d. Along with the application following will also be submitted-

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(ii) Submit the detailed electrification plan for multiple point supply with provision of bus bar and reference meter at a point, which can be easily accessed by the licensee. The plan shall be approved by the licensee.

(iii) An agreement affirming consents to maintain the lines and transformer provided in the layout.

(iv) Submit undertaking that after completion of works to the satisfaction of licensee, the developer shall maintain the entire electrical System after HT metering.

(v) Submission of No-dues certification, and application charges specified by licensee and approved by the Commission.

As per amendment done, the connection of 3600 KW (4000KVA) to 9000 KW (10000KVA) will be released to the developer on 33 KV voltage



e. The deemed load shall be calculated as per procedure and norms specified in annexure 4.6 for determination of lead I case of multi-storied building/colonies. The deemed load shall form the basis of estimate.

f. The Development Authority/Promoter/ Builder/Colonizer shall bear the estimated cost of the distribution system (including the cost of transformer and/or Sub-Station, wherever required) as per clause 4.6(d) on the basis of deemed load in the following manner.

Load up to 50KW (56KVA)

The L.T existing mains shall be strengthened.

- Above 50 KW and up to 3600 KW (4000KVA) : 11 KV existing feeders shall be extend if spare capacity is available, otherwise

11KV feeder shall be constructed from the nearest 33 KV of 132 KV substation

(If 11 KV voltages is available at 33 KV or 132 KV substation).

- Above 3600 KW up to 9000 KW (10000 KVA) :- 33 KV feeder form 132 KV sub-station.

- Above 9000 KW (10000KVA):-

132 KV feeders from nearest 132 KV or 220 KV substations.

Note: 220 KV feeders from nearest 220 KV or 400 KV sub-station of considered essential by the licensee shall also be permissible to the developer/colonizer on their request. For 132 KV and above, clearances from transmission licences shall be obtained whereas necessary.)

Provide that the above limits are indicative only, and:

level and above 9000 KW will be issued at 132 KV voltage level. Whereas, now the limit of sanction of new connections of 33 KV has been increased from 3600 KW (4000 KVA) to 18000 KW (20000KVA). Hence, it is necessary to review the amendment.

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- Above 3600 KW up to 18000 KW (20000 KVA) :- 33 KV feeder form 132 KV sub-station.

- Above 18000 KW (20000KVA):-

132 KV feeders from nearest 132 KV or 220 KV substations.

Note: 220 KV feeders from nearest 220 KV or 400 KV sub-station of considered essential by the licensee shall also be permissible to the developer/colonizer on their request. For 132 KV and above, clearances from transmission licences shall be obtained whereas necessary.)

Provide that the above limits are indicative only, and:



(i) The provisions for supply through independent feeder shall be as per Clause 3.4

(ii) The Licensee may decide differently the mode of giving supply in individual cases, after due approval of its Superintending Engineer, Chief Engineer of MD depending on voltage levels, to manage the infrastructure expediently keeping in mind the provisions of clause 4.2(a).

g. Authority / Promoter/ Builder/ Colonizer / shall make payment for the estimated cost of the above work only. The service connection charges, system loading charges, cost of meter, security charges etc. shall be borne individually by the applicant inhabitants/occupier at the time of making an application for individual electricity connection. Similarly, the service connection charges, system loading charges, cost of meter security etc. for the common facility connection shall be borne by the developer/RWA.

h. The Licensee shall be start the work of construction of feeder after receipt of 100% estimated cost. However, if Authority/ Promoter/Builder/ Colonizer desires to construct the system can do so after depositing with the licensee the supervision charges specified in clause 4.6(e).

i. The developer/ development authority shall continue to be responsible for following even after handover of the electrical system to licensee.

(i) Maintenance of internal wiring & internal network shall be the responsible of RWA/ developer.

(ii) To maintain and replace the transformer, if required.

(i) The provisions for supply through independent feeder shall be as per Clause 3.4

(ii) The Licensee may decide differently the mode of giving supply in individual cases, after due approval of its Superintending Engineer, Chief Engineer of MD depending on voltage levels, to manage the infrastructure expediently keeping in mind the provisions of clause 4.2(a).

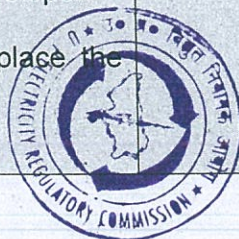
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h. The Licensee shall be start the work of construction of feeder after receipt of 100% estimated cost. However, if Authority/ Promoter/Builder/ Colonizer desires to construct the system can do so after depositing with the licensee the supervision charges specified in clause 4.6(e).

i. The developer/ development authority shall continue to be responsible for following: -

(i) Maintenance of internal wiring & internal network shall be the responsible of RWA/ developer.

(ii) To maintain and replace the transformer, if required.



(iii) To ensure that the Bus Bar, Distribution Boxes & Meter Room are properly insulated and are under the lock & key of licensee. A log book shall be maintained in the meter room to record the entry and history of seal inspection.

(iv) To provide back-up power from separate cable through separate meter. Accordingly, separate bills shall be raised for the backup supply.

j. Provide that individual connection shall be provide to the individual only after the receipt of the application for new connection from the individual premise owner, as per the clause 4.3 of this code. The agreement for individual connections will be signed between individual consumers and the licensee for direct supply of the licensee to the consumers. Similarly, the developer /RWA shall apply for connection of common facilities in accordance with provisions of this code and shall enter into an agreement with the licensee regarding the connection of common service.

Provided also that individual connection shall be provided only through smart pre-paid meters, the cost of which shall be borne by the individual owners/occupiers. The rates of such prepaid smart meters shall be governed by Cost Data Book. The meter shall be provided by the licensee. At the time of installation of meter by the Licensee, individual consumer shall not to the initial reading of the new meter. The record of meters shall be taken in the system by the licensee after the change of meter.

Provide further that the licensee shall make effective arrangement for recharge facility online to every consumer.

Provided also that the meter installed by the licensee

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j. Provide that individual connection shall be provide to the individual only after the receipt of the application for new connection from the individual premise owner, as per the clause 4.3 of this code. The agreement for individual connections will be signed between individual consumers and the licensee for direct supply of the licensee to the consumers. Similarly, the developer /RWA shall apply for connection of common facilities in accordance with provisions of this code and shall enter into an agreement with the licensee regarding the connection of common service.

Provided also that individual connection shall be provided only through smart pre-paid meters, the cost of which shall be borne by the individual owners/occupiers. The rates of such prepaid smart meters shall be governed by Cost Data Book. The meter shall be provided by the licensee. At the time of installation of meter by the Licensee, individual consumer shall not to the initial reading of the new meter. The record of meters shall be taken in the system by the licensee after the change of meter.

Provide further that the licensee shall make effective arrangement for recharge facility online to every consumer.

Provided also that the meter installed by the licensee at the incoming supply of the multi-story



incoming supply of the multi-story building will act as reference meter. The total energy consumption of the electricity recorded at the incoming supply point of the multi-story building as per reference meter shall be compared with the total electricity consumption of all the individual meters installed in the building for each billing cycle. An energy difference of up to 4% in case of supply up to 11KV, and up to 5% in case of supply at higher voltages shall be treated as permissible towards transformation and LT losses. In case the difference in energy consumption for any billing cycle works out to be higher than 4% / 5% as in respective cases mentioned above, then the difference of energy beyond permissible loss level shall be calculated in terms of units and the same will be added in the consumption of common services. However, these additional units, in case of residential buildings, shall attract the energy charges as applicable to the highest slab under LMV-1 category Similarly, the additional units, in case of commercial complex, shall attract energy charges as applicable for the highest slab under applicable LMV category.

Part B: Conversion of Existing Single Point Connection to Multiple Point Connection in the Multi-storey Buildings/Multiplex/Marriage Halls /Colonies to be developed by the Development Authorities and /or Private Builders/ Promoters/ Colonizers/Institutions/Individual Applicants.

a) All Multi-story Buildings Multiplex/Marriage Halls/ Colonies developed by the Development Authorities and/or Private Builders/Promoters/Colonizers, Institutions, having single point

Part-B:

(1) All the single point electricity connections are to be converted into Multipoint connections. A huge amount of expenditure will be incurred in this conversion and it is to be borne by the residents of society/Multi storey buildings. It will be very troublesome situation. Hence, it is proposed that the conversion process should be implemented only if 75 percent or more residents are ready / agreed for the conversion from single point to multipoint supply connection.

building will act as reference meter. The total energy consumption of the electricity recorded at the incoming supply point of the multi-story building as per reference meter shall be compared with the total electricity consumption of all the individual meters installed in the building for each billing cycle. An energy difference of up to 4% in case of supply up to 11KV, and up to 5% in case of

Supply at higher voltages shall be treated as permissible towards transformation and LT losses. In case the difference in energy consumption for any billing cycle works out to be higher than 4% / 5% as in respective cases mentioned above, then the difference of energy beyond permissible loss level shall be calculated in terms of units and the same will be added in the consumption of common services. However, these additional units, in case of residential buildings, shall attract the energy charges as applicable to the highest slab under LMV-1 category Similarly, the additional units, in case of commercial complex, shall attract energy charges as applicable for the highest slab under applicable LMV category.

Part B: Conversion of Existing Single Point Connection to Multiple Point Connection in the Multi-storey Buildings/Colonies to be developed by the Development Authorities and /or Private Builders/Promoters/ Colonizers/ Institutions/Individual Applicants.

a) All Multi-story Buildings/ Colonies developed by the Development Authorities and/or Private Builders/ Promoters/ Colonizers/ Institutions, having single point connection, shall



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connection, shall convert their single point connection into multiple point connection by 31/03/2019.

The Commission may extend the date in exceptional circumstance upon request.

b) The Licensee shall take necessary steps to inspect the existing distribution network from the reference meter the point of connection to individual consumer such as transformers, bus bars, distribution boxes, allied equipment and feasibility of effecting such change within a period of 30 days and issue necessary instruction to the builders/RWA for such change within next 30 days.

c) The licensee shall direct the RWA/ builder to make necessary arrangement for easy access of the building to the Licensee or its authorised representatives for the purpose of any activity relate to such change.

d) The entire cost of such conversion from single point to multi supply shall be borne by the RWA/builder who in turn can recover this cost from the individual residents in proportion the contracted load allotted, to each individual resident. However, the expenditure on change in the infrastructure shall be vetted by the concerned Executive Engineer.

e) Upon successful change, the Development Authorities and/or Private Builders/ Promoters/ Colonizers/Institutions/ RWA shall handover the entire distribution system of the building up to the interface point with the licensee & no compensation shall be provide for the redundant material.

f) In case work of conversion/ modification of single point connection is taken up by the distribution licensee on the

(2) Developer/RWA will have to provide additional space and equipments for providing DG supply to residents in addition to the existing system for this ordered conversion. For this work execution, some additional space may also to be arranged in most of the multi stories complexes/societies.

(3) Bus bar etc will have to be sealed by the licensee in order to prevent possibility of any electrical theft. Firefighting system will have to be made available on top priority to avoid any fire hazard.

(4) It may take some more time to attend the fault inside multi storey building by staff of licensee, which may cause some electrical accident and unnecessary delay in restoration of main supply also. Hence, the maintenance work of electrical system should be owned by Builder/Developer/ RWA itself.

(5) At present there are so many multi storied buildings under construction, for which electrical load are already sanctioned on single point and the installation work of electrical system has been completed or about to complete. In such cases also, single point to Multipoint conversion is proposed only if 75% or more residents/ allottees are willing to accept it.

convert their single point connection into multiple point connection by 31/03/2019.

The Commission may extend the date in exceptional circumstance upon request.

b) The Licensee shall take necessary steps to inspect the existing distribution network from the reference meter the point of connection to individual consumer such as transformers, bus bars, distribution boxes, allied equipment and feasibility of effecting such change within a period of 30 days and issue necessary instruction to the builders/RWA for such change within next 30 days.

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d) The entire cost of such conversion from single point to multi supply shall be borne by the RWA/builder who in turn can recover this cost from the individual residents in proportion the contracted load allotted, to each individual resident. However, the expenditure on change in the infrastructure shall be vetted by the concerned Executive Engineer.

e) Upon successful change, the Development Authorities and/or Private Builders/ Promoters/ Colonizers/Institutions/RWA shall maintain the entire distribution system of the building & no compensation shall be provide for the redundant material.

f) In case work of conversion/ modification of single point connection is taken up by the



request of RWA/builder/developer, the money collected from individual consumers against estimate approved by the licensee for effecting the necessary conversion/modification from existing single point to multi-point shall be handed over to licensee, who shall be handed over to licensee, who shall carry out the work at the earliest so as to complete the changeover from single point to multipoint within the timeline specified under the point (a) above.

g) The developer/RWA shall also make necessary changed in the internal distribution network in such a way that the bus bar, reference meter and other associated system is earliest accessible to the licensee and the control of these equipment shall be over to the licensee.

h) after carrying out necessary change for effecting multi-point connection system from single point connection system, the electrical infrastructure should strictly adhere to the requirements as mentioned in point (b) of part-A above. Similarly, the responsibilities of the developer/development authority/RWA, subsequent to hand-over of the system to licensee, shall be governed by respective points of part-A above.

i) Subsequent to transfer of system to licensee, connections shall be provided to individual owners/occupiers and to RWA/developer (for common facilities) strictly in accordance with point (i) of part-A above. The load for individual connections shall be calculated as per norms given in annexure 4.6.

j) The licensee shall complete the work of releasing the connection with the time prescribed in the clause 4.7 & 4.8 as the case may be.

distribution licensee on the request of RWA/builder/developer, the money collected from individual consumers against estimate approved by the licensee for effecting the necessary conversion/modification from existing single point to multi-point shall also be maintained by the developer, who shall carry out to the work at the earliest so as to complete the changeover from single point to multipoint within the timeline specified under the point (a)above.

g) The developer/RWA shall also make necessary changed in the internal distribution network in such a way that the bus bar, reference meter and other associated system is earliest accessible to the licensee.

h) after carrying out necessary change for effecting multi-point connection system from single point connection system, the electrical infrastructure should strictly adhere to the requirements as mentioned in point (b) of part-A above. Similarly, the responsibilities of the developer/development authority/RWA shall be governed by respective points of part-A above.

i) Subsequent to completion and energisation, connections shall be provided to individual owners/occupiers and to RWA/developer (for common facilities) strictly in accordance with point (i) of part-A above. The load for individual connections shall be calculated as per norms given in annexure 4.6.

j) The licensee shall complete the work of releasing the connection with the time prescribed in the



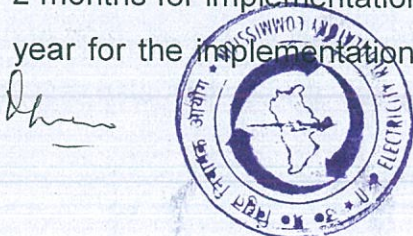
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<p>k) The complete LT Distribution system will be approved by EE before start of supply of electricity by the licensee to the customers directly.</p> <p>l) At the time of installation of meter by the Licensee, the individual consumer shall not the reading of the old meter as well as the initial reading of the new meter.</p> <p>m) The licensee shall refund the security deposit as per the provision given in clause 4.20. The developer/RWA in tune will refund this security amount to individuals.</p>		<p>clause 4.7 & 4.8 as the case may be.</p> <p>k) The complete LT Distribution system will be approved by EE before start of supply of electricity by the licensee to the customers directly.</p> <p>l) At the time of installation of meter by the Licensee, the individual consumer shall not the reading of the old meter as well as the initial reading of the new meter.</p> <p>m) The licensee shall refund the security deposit as per the provision given in clause 4.20. The developer/RWA in tune will refund this security amount to individuals.</p>
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4. The Commission vide its letter no. 2143 dated 21st / 22nd February 2019 sent the above report / documents of the Committee to Discoms and sought a status report of multi point conversion in multi-storied buildings. Discoms were also requested to submit a time bound action plan for conversion of all multi-storied buildings into multi-point connection. It was also stated that the work should be completed on priority and if possible, by 31st March, 2019 and if there is a delay, the Discoms should submit their request for such extension.
5. NPCL and PVVNL made some submissions whereas, other Discoms chose not to respond to the directions of the Commission. Accordingly, the Commission also issued a reminder of the above letter on 3rd April, 2019 to Discoms to submit the report within 7 days or else the Commission will be constrained to initiate action under Section 142 of Electricity Act, 2003. In response to above reminder, whereas NPCL submitted its action report till date, DVVNL sought further time of 2 months for implementation. Similarly, PVVNL also sought additional time of 1 year for the implementation and also a permission to carry out a pilot project.

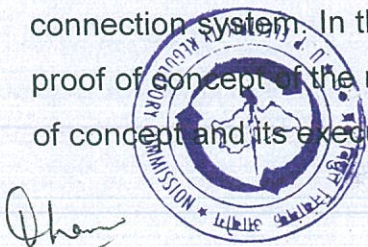


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MVVNL requested 2 weeks' time for filing any kind of information whereas, PuVVNL & Kesco did not respond at all.

6. Looking at the lackadaisical approach of the Licensees in implementing the amendment, which was aimed to create a win-win situation for both the Discoms as well as consumers by eliminating the unscrupulous fleecing by builders, the Commission issued a notice to all its Discoms on 2nd May, 2019 to assess whether it is a wilful default on the part of Licensees or there are some practical constraints in making a way forward, which Licensees have failed to communicate to the Commission. The matter was listed on 7th May, 2019.
7. During the proceedings on 7th May, 2019 following was submitted by Discoms –
 - a) Managing Director, MVVNL submitted that there are 528 multi-storied in the jurisdiction of the MVVNL. Notices for converting their connection on multi point have been issued to all these buildings. Out of these 176 builders responded and accordingly, 68 have been converted into multi point connection system. But since these 68 buildings are largely 4 -storied buildings without DG set therefore, in order to understand full complexity of the issue, he requested the Commission to kindly allow to implementation of multi point connection in one selected pilot project. He further submitted that dual register prepaid meters are not available therefore, the permission may be granted to install smart meter.
 - b) Managing Director, PVVNL submitted that notices have already been issued by concerned distribution divisions to single point connection holding buildings and despite persuasions, none of the existing single point developer/RWA has stepped forward for converting existing single point connection to multipoint on account of various challenges and difficulties in the implementation of the conversion. He also stated that the study report submitted by the Committee may be adopted as guideline methodology for implementation of the conversion system from single point to multi point connection system. In this regard a pilot project in Noida may be taken as proof of concept of the recommended solutions so that finalization of proof of concept and its execution may be taken forward. He has also requested



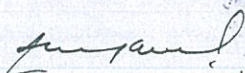
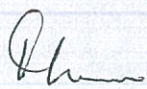
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in writing the Commission to allow to implement multi point connection in one selected pilot project by October 19 and another 6 months' time for complete implementation. He has also requested to extend the deadline of conversion from single point connection to multipoint connection from 31st March 2019 to 31st March 2020.

- c) NPCL submitted that they have 129 single point multi storied metering system. All the consumers were informed in writing by means of individual letters. Out of these 129 consumers 28 consumers responded and their installation have been surveyed. 4 single point metered consumers have been converted into multi point metering system and 2 are in process. All new multi-storied buildings are being issued under multi point connection model. They also stressed that in implementing the 13th Amendment the challenges are both technical as well as financial. NPCL is exploring some feasible technical options with the Meter Manufacturers viz. M/s Secure Meters Ltd., M/s Genus Power Infrastructures Ltd., M/s Landis+Gyr as well as overseas Companies, related to metering of such installations through a Prepaid Smart Meter where accounting for both Mains & DG supply can be done separately. However, no proposal has yet been submitted by any such Meter Manufacturers.
- d) Director, KESCO submitted that they have nearly 100 multi-storied buildings who have prepaid meters on multi point connections. As dual register prepaid meters are not available so, the permission may be granted to install smart meter. Director, DVVNL and PuVVNL reiterated the same views.

8. The Chairman, UPERC reiterated that implementation of 13th Amendment is going to create a win-win situation for both Discoms as well as consumers because builders/ intermediaries are eating out of the fixed charge basket of the discoms and on the other hand consumers are being exploited by way of not only payment of enhanced capacity charges but also through curtailment of lower energy charge slabs. The consumers are further harassed by making to pay on diesel prices, while getting supply through grid. Hence provision of single point connection will not only protect consumer interest, a responsibility



bestowed upon the Commission under the Act, but with elimination of intermediary it will create a conducive climate for fostering confidence building between the consumers and the discoms. Accordingly, Commission stressed that implementation of 13th amendment has to be carried out however, discoms are permitted to carry out a pilot, if they so necessitate. Further, it was also stated by the Commission that changes as suggested by the Committee in the provisions of the 13th amendment has been looked into and the same will be approved with minor changes, if that can provide the discoms an enabling environment in conversion of single point connection to multi point connection. While buttressing the necessity of implementation of 13th amendment, Commission stated that all the discoms are free to choose one Pilot and complete it within next 3 months, while adopting technological solution which leads to minimal changes in the infrastructure. Accordingly, discoms should select one pilot of one or more multi storied building on single point connection for conversion within next 10 days of this order and shall inform the Commission the time line to convert it into multi point connection system.

9. Thus, to give momentum to the process of conversion from single-point multi storied connection to multi-point connection in multi-storied buildings, recommendations of the Committee are being approved, which will work as broad guideline to discoms for technical and other procedural issues. As far as changes in 13th amendment of Supply Code is concerned, as reproduced in point no. 3 above, it can be seen that following are the important changes that has been sought by the Committee –

- a. 13th amendment of providing single point connection should not cover multiplex and marriage halls within its ambit.
- b. After development of electrical infrastructure, the infrastructure should be maintained by the developer and not by the licensee, as provided in 13th amendment.
- c. Load to be fed from 33kV feeder emanating from 132 kV sub-station for load ranging between 3,600 kW - 18,000 kW (20000 kVA) rather than 3,600 kW - 10,000 kW, as provided in the amendment.

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- d. Conversion of single point to multi point connection in existing building should be done or in buildings under construction, where electrical load was sanctioned on single point & installation of electrical work has been completed or about to complete, should be done only if 75% or more residents / allottees are willing for such conversion rather than going for compulsory conversion, as provided in the amendment.
- e. Maintenance of electrical system thus attending the fault inside multi-storied buildings should be done by the builder / developer / RWA itself.
10. The Commission considered above changes / required amendments in the 13th amendment and allows as following –
- a. Marriage halls, multiplex and Centralized commercial air-conditioned multi-storied buildings shall continue to remain on single point, thus change as sought by the Committee is accepted.
- b. After development of electrical infrastructure, the infrastructure maintenance or handover of electrical infrastructure to licensee shall be done only at the option of the licensee. Accordingly, an option is being provided that the electrical infrastructure may remain with licensee or builder / developer / RWA as per the consent of both the parties.
- c. Suggestion regarding load to be fed from 33kV feeder whether emanating from 132 kV sub-station or 33 kVA sub-station itself shall carry a load ranging between 3,600 kW - 18,000 kW (20000 kVA) has been accepted.
- d. Conversion of single point to multi point connection in existing building or in buildings under construction, where electrical load was sanctioned on single point & installation of electrical work has been completed or about to complete, will be done only if 51% or more residents / occupiers / owners / allottees are willing for such conversion. Accordingly, the suggestion of the Committee has been accepted partially.
- e. The issue of maintenance of electrical system thus attending the fault inside multi-storied buildings automatically gets settled once an option has been carved out in point (b) above. If licensee chooses to take over

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the system then it will be responsible for maintenance of electrical system also otherwise it will be responsibility of the builder / RWA.

11. After examining key changes to the 13th amendment, the Commission accords its approval to the amendments sought by the Committee within the framework of point (10) of this order. Accordingly, through this order, the Commission directs as under –

- a. All new domestic multi-storied buildings and commercial multi-storied buildings barring multiplex, marriage halls and centralized air-conditioned commercial multi-storied buildings shall be given individual connections on multi-point model in future.
- b. For all new multi-storied buildings, where the connections have been given on multi-point basis and for those old multi-storied buildings, where multi-point connection approach has been adopted due to willingness of 51% or more residents / occupiers / owners / allottees, the builder / developer / RWA should give an affidavit that the terms & conditions of supply and rate of electricity for each consumer will be the same as the individual consumer provided in the tariff order issued by UPERC from time to time and no extra charges will be charged from the consumer. They should further give an affidavit that they will be charging only electricity charges based on the meter reading from the electricity meter and no other charges (like maintenance, common area facilities etc.) shall be charged from the electricity meter.
- c. All the Discoms are to choose one or more multi-storied building on single point connection as a pilot for conversion within next 10 days of this order and shall inform the Commission the time line to convert it into multi point connection system. This pilot project should be completed within next 3 months, while adopting technological solution, as per approved guidelines, which leads to minimal changes in the infrastructure. The discoms are also directed to give a timeframe to complete the conversion of all multi-stories domestic buildings into multi-point connection after upscaling the pilot carried out by them. Since the

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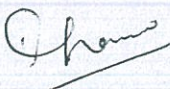


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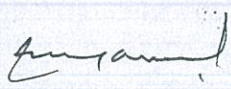
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takeaways from the pilot will have to be replicated for all other buildings therefore, a reasonable timeframe should be provided by the discoms to complete the conversion and inform this timeline to the Commission.

- d. Multiplex, marriage halls and centralized air conditioned multi-storied buildings shall continue to remain on single point and accordingly kept outside the ambit of 13th amendment. Initially, the provisions of 13th amendment shall be applied on residential multi-storied buildings. After completion of conversion in all residential multi-storied buildings, conversion work in commercial buildings will be taken up barring multiplex, marriage halls and centralized air-conditioned commercial multi-storied buildings.
- e. After development of electrical infrastructure, the infrastructure maintenance or handover of electrical infrastructure to licensee shall be done only at the option of the licensee. Accordingly, an option is being provided that the electrical infrastructure may remain with licensee or builder / developer / RWA as per the consent of both the parties.
- f. Suggestion regarding load to be fed from 33kV feeder whether emanating from 132 kV sub-station or 33 kVA sub-station itself shall carry a load ranging between 3,600 kW - 18,000 (20000 kVA) kW has been accepted.
- g. Conversion of single point to multi point connection in existing building or in buildings under construction, where electrical load was sanctioned on single point & installation of electrical work has been completed or about to complete, will be done only if 51% or more residents / occupiers / owners / allottees are willing for such conversion.
- h. Discoms have an option to use dual register pre-paid meter or smart meter for individual connections so that the objective of single point connection is furthered.
- i. The Commission will also hold a stock taking meeting in the last week of June 2019 to review the progress made in the pilot projects / progress of conversion from single point to multi point.





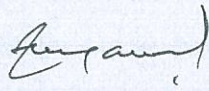




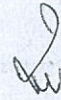
12. After approving the broad guidelines and changes in 13th amendment, as sought by the Committee, within the framework of point no. (10) above the changes in 13th amendment will be carried out in accordance with Section 1.4 of UP Electricity Supply Code 2005 and for marriage halls, multiplex, centralized air conditioned multi-storied buildings and domestic multi-storied buildings, where conversion into multi-point could not happen due to less than 51% residents / occupiers / owners / allottees opting for it, the repealed Section 4.9 of Supply Code 2005 (which has been repealed by 13th amendment), to the extent applicable, shall again be brought into existence through application of Section 1.4 of UP Electricity Supply Code 2005.



(K K Sharma)
Member



(Suresh Kumar Agarwal)
Member



(Raj Pratap Singh)
Chairman

Place : Lucknow

Dated : 17.05.2019

