

Electrical NOC for Kharghar

POWER SUPPLY INFRASTRUCTURE DEVELOPMENT CHARGES (PSIDC) KHARGHAR NODE

Background

MSEB presently known as MSEDCL was not in a position to develop power supply infrastructure in Kharghar area matching with development envisaged by CIDCO in Kharghar. To avoid mismatch between development and availability of infrastructure CIDCO entered into an agreement with MSEB on 1-8-2003 with the objectives of -

- a) Power supply distribution infrastructure to plotholders on demand.
- b) To derive and apply uniform rate for power supply distribution infrastructure.
- c) To provide single window clearance.

Responsibility shouldered by CIDCO consists of providing 33 kV feeder line , 33/11 kV receiving station , 11 kV network, distribution transformer station and LV distribution network. This agreement covers the area from sector-1 to 24 of Kharghar node . Validity of the Agreement is upto July,2010.

As on April,2007, CIDCO has completed the work of installation of 20 MVA capacity, 33/11 kV sub-stn. , 8 K.M of 33 kV feeder 15 MVA capacity , 11/0.4 kV distribution sub-station and 40 Km of 11 kV feeder line besides LV network and 92 kms LV network and work is in progress. This means completion of 25 % of the work planned.

The expenditure in providing power supply infrastructure in proportion is recovered as PSIDC from plot holders.

What is PSIDC ?

PSIDC means power supply infrastructure Development Charges. It is a proportionate cost incurred for providing power supply infrastructure from 33/11 kV receiving stations to either upto 11/0.4 33kV sub-station or upto metering point to be recovered from plotholders as per the approved policy. It is applicable only to sectors 1 to 24 in Kharghar node.

PSIDC charges -

I) Categorization

The plot holders are categorized on following basis:

- a) Plot size X FSI , if it is less than 4000 sq.mtr.
- b) Plot size X FSI , if it is equal or more than 4000 sq.mtr.

II) Payment of PSIDC charges

(prevailing as on June,07)

- a) For category I (a) i.e. where plot size X FSI is less than 4000 sq.m. at above rate will be Rs. 350/- per sq.mtr. and formula for PSIDC will be
$$\text{PSIDC} = \text{Plot size} \times \text{FSI} \times 1.35 \times \text{Rs.}350/-$$

- b) For category I (b) i.e. where plot size X FSI is equal or more than 4000 sq.m. at above rate

will be Rs. 225 /-per sq.mtr. and formula for PSIDC will be $PSIDC = \text{Plot size} \times FSI \times 1.35 \times \text{Rs.225/-}$

Further, for category (Ib) developer will be required to construct sub-station as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.

III) Amalgamation

In case of amalgamation of plots the procedure will be as follows -

If the developer would amalgamate adjacent smaller plots falling in category-1(a) at above by amalgamating adjacent plots thereafter completion of development in one plot can apply for power supply connection of the completed building and in such case he will be required to pay charges at Rs.350/- per sq.mtr.(prevailing rate as on June06) as applicable to LT connection etc. as per formula at 2(a) above even if permissible BUA is equal or more than 4000 sq.mtr. for amalgamated plots. The developer would be required to construct sub-station while developing 2nd plot and at that time the recovery will be effected as per formula 2 (b) above and credit will be given for amount already paid by developer in earlier instance. However, the cost of LT cable in respect of earlier plot will be debit to developer. ATPO should ensure that completion certificate for amalgamated plot is issued only after construction of sub-station.

IV) Steps for availing power supply to ploholders in sector-1 to 24 kharghar

1) Payment of PSIDC as per formula -

a) For all agreements after 1st Jan'06 payment to be made at the time of allotment, with Marketing Section.

b) For all agreements prior to Jan'06, payment will be collected at single window Kharghar at the address given below separately.

2) Approach single window with a payment receipt & agreement for obtaining NOC to Building Permission Deptt. For issue of commencement certificate and occupancy certificate.

3) Approach single window with details listed below -

a) Commencement certificate and occupancy certificate.

b) Copy of A1 & D1 form indicating the power requirement in KW (sample copy enclosed).

c) No. of meter rooms and no. of meters in each meter room.

d) Details of the meter room.

e) Name of the agency executing the electrical work.

f) MSEDCL Scheme sanction letter for ploholders with buildable area 4000 sq.mtr. or more with sub-station.

g) Permission of Electrical Inspector for charging sub-station.

h) Provision made in the plot for power/distribution cables.

i) Payment of service charges, security deposit and meter charges as per MSEDCL's prevailing rate.

NOTE

The LT cable laying work shall be completed within 20 days and HT cable within 30 days after submission of Occupancy certificate to the CIDCO Electrical Deptt.(single window) office Kharghar subject to the submission of documents listed above in normal course.

Single Window System

Single Window Office has been established at plot NO.21, sector-4, Kharghar where MSEDCL and CIDCO's officials are available for assisting the plottolders in obtaining the power supply connection .

Other assistants available at Single window office are -

- Redressal of grievances regarding power supply .
- Payment of Energy bills.
- Complaint about non-working of street lights.

Name & Addresses of MSEDCL and CIDCO officers

CIDCO Ltd			
Name	Designation	Address	Phone / Mobile
Shri K.J. Sankhe	SE(Elect.)	6 th flr, CIDCO Bhavan ,CBD-Belapur, Navi Mumbai	67918628 9821192152
Shri D.J. Chauhan	EE(Elect.-I)	As above	67121039(o) 9820517753
Shri A.T. Gaidhankar	AEE(Elect.-I)	Single window office ,sector-4, Kharghar	67121054 (o) 9869006841
Shri Y.U. Pakhale	AE(Elect.-I)	As above	67121054(o) 9930259313
MSEDCo. Ltd.			
Shri D.V. Khanande	EE(PNL) Urban Divison	o/o.EE,MSEDCL Bhingari,Panvel	8879625015
Shri S.D. Rathod	Dy.EE	o/o.Dy.EE, MSEDCL, Kharghar Railway Station, sub-divn.	9930025796
Shri S.R. Chate	J.E.Sect-2,3,4,5,8,10	o/o.J.E.MSEDCLsingle window office, Sector-4, Kharghar	9920940717
Shri P.W. Bhoir	J.E.Sect-15,16,17,18,19,20,21,22,23	o/o.J.E.MSEDCL33/11 kV sub-stn.sect-19,Kharghar	9930269647
Shri S.P. Machale	J.E. Sect-6,7,11,12,13	o/o.J.E.MSEDCL33/11 kV sub-stn.sect-12,Kharghar	9930024037

Shri Shakil Ahmed	J.E. Sect-25 to 45	o/o.J.E.MSEDCL Plot No.61, Sect-35E, Kharghar	9920937451
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