

**PUNJAB STATE ELECTRICITY REGULATORY COMMISSION**  
**SITE NO. 3, BLOCK B, SECTOR 18-A MADHYA MARG, CHANDIGARH**

Petition No. 07 of 2021  
alongwith IA No. 15 of 2021  
Date of Hearing: 14.07.2021  
Date of Order: 19.07.2021

Petition Under Regulation 6.7 & 47 of Supply Code-2014 and Regulation 69, 70, 71 & 72 of Chapter XIII of the Conduct of Business Regulations 2005 regarding erection of LD system by PSPCL and release of electricity connections in those licensed colonies where developers sold plots/flats without obtaining NOC from PSPCL OR where developers after obtaining NOC have abandoned the project without installing the LD system and other related matters.

AND

In the matter of: Punjab State Power Corporation Ltd. the Mall, Patiala

...Petitioner

Present: Sh. Viswajeet Khanna, Chairperson  
Ms. Anjali Chandra, Member  
Sh. Paramjeet Singh, Member

For PSPCL: Sh. Gurchain Singh Banga, CE/ARR&TR  
Sh. Deepak Gupta, SE/TR-2  
Sh. Mukesh Kumar, ASE/TR-5  
Sh. Baljinder Pal Singh, AEE/TR-5  
Sh. Mohit Sood, SE, Mohali  
Sh. G. Sandhu, ASE, Mohali  
Sh. Sukhjot Sidhu, SE/ Regulation  
Sh. Satwinder Singh Sehmbi, SE/Ropar

GMADA: Sh. Gurdev Singh Atwal

Local Govt: Sh. Rajinder Rai, Superintending Engineer  
Punjab Sh. Sangeet Kumar, Executive Officer  
Sh. Vinay Mahajan, Municipal Engineer

PUDA: None

**ORDER**

An application has been filed by some residents of Vishranti City, Zirakpur, SAS Nagar Punjab for allowing them as an intervener in the petition. CWP No. 14927 of 2015 filed by Vishranti City Residents

Welfare Society on the similar issue is already pending before the Hon'ble Punjab and Haryana High Court. The learned counsel appearing on behalf of the applicants has sought time to seek instructions from his clients with regard to the status of the CWP pending before the Hon'ble High Court. The aforesaid IA shall be heard accordingly.

The Commission directed GMADA, vide order dated 29.06.2021, to submit the information as mentioned in the Order. GMADA has submitted the information vide memo No.ਗਮਾਡਾ/ਡੀਟੀਪੀ/ਅ-2/ਜ 2021/ 1787 dated 13.07.2021. The information with regard to the name of the directors of the companies who have not furnished the required NOC from PSPCL, action taken against the defaulting developers and the details of bank guarantees/securities available with the licensing authority against the defaulting licencees/developers of the colonies has not been provided. The same is required to be provided without any delay. Notice was also issued to the Secretary, Department of Housing and Urban Development Govt. of Punjab, however nobody has appeared on behalf of the said Department. The Secretary, Department of Housing and Urban Development to show cause why action should not be taken under Section 142 of the Electricity Act 2003 for violation of the Directions of the Commission.

PSPCL was also directed to submit the information as mentioned in Para No. 01 to 11 of the Order however the same has not been submitted. The information is required to be submitted without any delay.

During the hearing, the representative appearing on behalf of Municipal Council stated that they have taken over only the civil works of the colonies and that no communication had been received from PSPCL before taking over the colonies. The representative appearing on behalf of the Department of Local Govt. Punjab submitted that standing instructions will be issued to all the constituent authorities covering the relevant aspects for taking over the colonies. The Commission notes that violation of the Terms and Conditions of the license by the developers attracts action by PUDA/GMADA and accordingly, PUDA/GMADA are directed to submit the details of action taken against the developers for violation of the terms and conditions of the licenses issued to the developers. Municipal

Council is directed to submit the instructions/policy, if any, which provide that the colonies are taken over by the Municipal Council excluding the electric works.

The Commission has noticed that there are numerous complaints that the developers have left the development work incomplete in many projects and the residents/allottees of plots of such projects are facing hardships. Thus, It will be appropriate that Confederation of Real Estate Developers Association of India-Punjab Chapter (CREDAI), which is before the Commission in another petition representing the real estate developers and seeking various concessions on behalf of all developers, is impleaded as a respondent for proper adjudication of the matters. The Confederation of Real Estate Developers Association of India-Punjab Chapter (CREDAI), Chandigarh is impleaded as a respondent in the petition. Notice be issued to the above respondent (CREDAI) to immediately file its reply in the matter, since such issues have come before this Commission in various petitions where distress has been caused to the end user/buyers of plots and residents of such colonies developed by several developers.

The petition shall be taken up for hearing on 20.07.2021 at 11.00 AM.

Sd/-  
(Paramjeet Singh)  
Member

Sd/-  
(Anjuli Chandra)  
Member

Sd/-  
(Viswajeet Khanna)  
Chairperson

Chandigarh  
Dated: 19.07.2021