

THE PUNJAB STATE ELECTRICITY REGULATORY COMMISSION

Notification

The 13th May, 2008

No.PSERC/Secy./Regu.38.- In exercise of the powers conferred under Section 181 of the Electricity Act, 2003 and all other powers enabling it in this behalf, and in compliance of Electricity (Removal of Difficulties) Eighth Order, 2005 issued by the Ministry of Power, Govt. of India, the Punjab State Electricity Regulatory Commission hereby makes the following Regulations laying down the procedure for Supply of Electricity at a Single Point to Co-operative Group Housing Societies and Employers providing supply to their employees.

1. Short title, commencement and interpretation

- (1) These Regulations may be called the Punjab State Electricity Regulatory Commission (Single Point Supply to Co-operative Group Housing Societies/Employers) Regulations, 2008.
- (2) These Regulations shall extend to the whole of the State of Punjab.
- (3) These Regulations shall come into force from the date of their publication in the official gazette of the State of Punjab.

2. Definitions

In these Regulations, unless the context otherwise requires:-

- (a) "Act" means the Electricity Act, 2003 (Act 36 of 2003);
- (b) "Commission" means the Punjab State Electricity Regulatory Commission;
- (c) "Common Services" means the common/recreational facilities/services such as Street lighting, water supply, lift, etc. for the residents of a Housing Society/Employers' colony;
- (d) "Distribution Licensee" means a Licensee authorized to operate and maintain a distribution system for supplying electricity to the Consumers in his area of supply.
- (e) "Employer" means a person having control over the employment of persons and the payment of their wages;

- (f) “Housing Society” means a Co-operative Group Housing Society registered with the Registrar Co-operative Societies Punjab;
- (g) “Infrastructure” means the entire electrical distribution network within the premises of the Housing Society/ Employers’ colony ;
- (h) Words and expressions used but not specifically defined herein but defined in the Act shall have the meanings assigned to them in the Act ;

3. Supply of electricity at Single Point by the Distribution Licensee to a Co-operative Group Housing Society/Employer.

3.1 A Distribution Licensee shall give supply of electricity for residential purposes including common services on an application by a Housing Society which owns the premises at a Single Point for making electricity available to the members of such Society residing in the same premises.

Provided that the provisions of this Regulation shall not in any way affect the right of a person residing in the Housing Unit sold or leased by such a Housing Society to demand supply of electricity directly from the Distribution Licensee.

3.2 A Housing Society will be obliged to seek supply of electricity from the Distribution Licensee at a Single Point for common services in its premises even if no application is submitted to the Distribution Licensee under Regulation 3.1.

3.3 A Distribution Licensee shall give supply of electricity for residential purposes including common services on an application by an Employer at a Single Point for making electricity available to his employees residing in the Employers’ colony.

3.4 The Terms and Conditions of Domestic supply will be applicable to supply of electricity under Regulations 3.1 and 3.3. In case of supply of electricity for common services under Regulation 3.2, the Terms and Conditions of Non-Residential supply will be applicable.

3.5 A person carrying on any business/commercial activity in the premises of a Housing Society/ Employers’ colony getting supply of electricity at a Single Point will require separate direct supply of electricity from the Distribution Licensee for such activity on the Terms and Conditions of Non-Residential

Supply. The Housing Society/Employer will provide adequate space at a convenient place for installing transformer(s), allied equipment and meter(s).

- 3.6 Release of connection for supply of electricity under Regulation 3 will be subject to and on such terms & conditions as specified in the Punjab State Electricity Regulatory Commission (Electricity Supply Code & Related Matters) Regulations, 2007 & Schedule of General Charges approved by the Commission.
- 4. Terms & Conditions for Supply at a Single Point under Regulation 3:**
- 4.1 The Distribution Licensee will give supply of electricity at a Single Point only to a Housing Society/ Employer having building plans approved by the competent authority.
- 4.2 The Housing Society/Employer will submit the application for supply of electricity at a Single Point to the Distribution Licensee. The Distribution Licensee will supply electricity at a Single Point at 11KV or higher voltage.
- 4.3 The Housing Society/Employer will install, operate & maintain all infrastructure, including step down substation, required for distribution of electricity within the premises of the Housing Society/Employers' colony at its/his own cost.
- 4.4 The Housing Society/Employer will install transformer(s)/substation(s) and Meter(s)/metering equipment, for supply of electricity at a Single Point at a convenient and easily accessible place. All installed equipments must meet with the safety requirements as per Electricity Rules, 1956 or by Regulations of the Central Electricity Authority under Section 53 of the Electricity Act, 2003 when notified. The isolating device will be placed near the boundary of the premises.
- 4.5 The Housing Society/Employer will not charge its residents for electricity supplied at a tariff higher than the rates for Domestic Supply approved by the Commission.
- 4.6 The Housing Society/ Employer will provide meters for measuring electricity consumption of all the residents. The Housing Society/ Employer will also be responsible for all liabilities & obligations including individual metering,

billing, collection of charges from individual users & payment of all energy bills to the Distribution Licensee.

- 4.7 (a) The total consumption of electricity recorded at the Single Point connection of a Housing Society / Employers' colony will be billed at a rate equal to the highest slab rate of Schedule Domestic Supply. The Housing Society/Employer will be eligible for a rebate of twelve percent in addition to any other rebate on electricity consumption charges as admissible under General Conditions of Tariff and Schedules of Tariff approved by the Commission.
- (b) The Housing Society/Employer will be charged monthly minimum charges on the basis of total distribution transformer(s) capacity. The rate of monthly minimum charges will be as specified in the Tariff Order for the relevant year.
- (c) The Housing Society /Employer will be governed by all other provisions of The General Conditions of Tariff and Schedules of Tariff.

5. Direct Supply of electricity by the Distribution Licensee to a person residing in the premises of Housing Society on demand.

- 5.1 Any person residing in the residential unit sold or leased by a Housing Society getting supply of electricity at a Single Point may demand direct supply of electricity from the Distribution Licensee. Such person will be required to submit an application for direct supply of electricity to the Distribution Licensee in accordance with the terms and conditions specified in the Punjab State Electricity Regulatory Commission (Electricity Supply Code & Related Matters) Regulations, 2007.
- 5.2 The Housing Society will make available adequate space at a convenient place for installing transformer(s), allied equipment and meter(s) for effecting direct supply of electricity to such person/persons. Transformer(s), allied equipment and meter(s) as required for effecting direct supply of electricity will be installed & maintained by the Distribution Licensee at his own cost.
- 5.3 Release of connection for direct supply of electricity under Regulation 5 will be subject to and on such terms & conditions as specified in the Punjab State

Electricity Regulatory Commission (Electricity Supply Code & Related Matters) Regulations, 2007 & Schedule of General Charges approved by the Commission.

6. Miscellaneous

- 6.1 Subject to the provisions of the Act, and these Regulations, the Commission may, from time to time, issue orders and directions in regard to the implementation of these Regulations and matters incidental or ancillary thereto.
- 6.2 If any difficulty arises in giving effect to any of the provisions of these Regulations, the Commission may, by general or specific order, do or undertake things not being inconsistent with the provisions of the Act which appear to the Commission to be necessary or expedient for the purpose of removing difficulties.
- 6.3 The Commission may, at any time, add or amend any of the provisions of these Regulations.

BY ORDER OF THE COMMISSION

**Sd/-
Secretary,
PSERC, Chandigarh**