

KERALA STATE ELECTRICITY REGULATORY COMMISSION
THIRUVANANTHAPURAM

Present : **Shri. Preman Dinaraj, Chairman**
Shri. S. Venugopal, Member
Shri. K. Vikraman Nair, Member

OP No. 45/2019

In the matter of : Approval for Power Purchase Agreement with KSEB Ltd for 1MVA at 110kV for Technopark Phase-IV (Technocity) campus

Applicant : M/s. Electronics Technology Parks Kerala (Technopark)

Order dated 22.10.2019

1. M/s. Technopark, filed a petition before the Commission for the approval of PPA with KSEB Ltd for purchasing 1 MVA at 110kV for Technocity Pallippuram, Thiruvananthapuram, (Technopark phase IV). The summary of the petition filed by M/s Technopark is given below.
 - (i) KSERC vide the order No. KSERC/II/LP-5/2008; dated 02.07.2009, has extended the distribution license of Technopark to the 424 acres of land at Pallippuram, Thiruvananthapuram.
 - (ii) Technopark is in the process of setting up power distribution infrastructure in the campus for distributing power to the prospective investors in the campus. As part of it, the construction of the 110/11kV main receiving substation with an installed capacity of 32.5 MVA is completed. Laying of 110kV UG cables from 220 kV substation Pothencode to 110kV substation Technocity was also completed by KSEB Ltd and test charged on 05.04.2019.
 - (iii) The details of the land allotted to the various prospective developers are given below.

Allotment details - TECHNOCITY LAND			
Sl. No	Company Name	Land area	Agreement Date
1	TCS	15 Acres	06.09.2012
		82Acres	25.09.2013
2	IITMK	10.33 Acres	15.03.2011
3	SUNTECH	10 Acres	05.02.2015
4	KASE	5 Acres	26.09.2014
5	NISSAN	30 Acres	28.06.2018 (MoU)
6	BRIGADE	12.87 Acres	27.02.2019 (MoU)

- (iv) Presently, two of the co-developers viz. M/s Suntec and M/s IIITM-K approached the Technopark for power requirement. The construction of the building of M/s IIITM-K completed and the construction of the IT building of M/s Suntec is nearing completion. The tentative power requirement of M/s IIITM-K is about 1066kVA and the power demand of M/s Suntec is about 2000kVA.
- (v) Accordingly, in the initial stage, M/s Technopark intended to execute PPA with KSEB Ltd for procuring 1 MVA for the Technocity.
- (vi) KSEB Ltd forwarded a draft PPA to M/s Technopark vide the letter No. KSEB/TRAC/Technocity/R1/2019/5146 dated 12.03.2019. The Articles of the PPA is mutually agreed and initialed by both M/s Technopark and KSEB Ltd.
- (vii) M/s Technopark requested before the Commission to approve the draft initialed PPA between M/s Technopark and KSEB Ltd for availing 1 MVA power at 110 kV voltage level for Technopark Phase -IV (Technocity campus).

Analysis and Decision

2. The Commission has examined the petition filed by M/s Technopark for the approval of the PPA with the KSEB Ltd for procuring 1 MVA power for meeting the electricity demand for the Technopark Phase -IV (Technocity campus), as per the provisions of the Electricity Act, 2003 and KSERC (Terms and Conditions for Determination of Tariff) Regulations, 2018.
3. The Articles of the draft PPA was agreed by the petitioner M/s Technopark and the respondent KSEB Ltd. The important articles in the draft PPA is summarized below.
 - (i) In Clause 2.1, under Article 2 of the draft PPA, the term of the Agreement is valid for a period of **“5 years from the date of signing of this Agreement.”**
 - (ii) As per the Article 3.2 of the draft PPA, KSEB Ltd shall supply power at 110 kV substation Technopark Phase IV.
 - (iii) As per the Article 7 of the draft PPA deals with Tariff, and the Article 7.1 of the draft PPA provides that, the tariff for supply of power under the agreement is the Bulk Supply Tariff Approved for Technopark from time to time.
 - (iv) Articles 8.9 to 8.12 of the draft PPA deals with payment security mechanism and related issues.
4. Commission noted that, the provisions of the draft initialed PPA between the petitioner and KSEB Ltd is similar to the existing PPA between the

Technopark and KSEB Ltd for purchase of power by Technopark at BST approved by the Commission.

5. The petition filed by M/s Technopark is for the formal approval for entering in to PPA with KSEB Ltd for procuring 1 MVA power for meeting the power requirement of the additional license area of Technopark at Technocity. The articles of the PPA was mutually agreed by both parties, the Technopark and KSEB Ltd, and initialed by both the parties. Further, the articles of the PPA is similar to the PPA already signed between Technopark and KSEB Ltd for purchase of power from KSEB Ltd for supplying power in other existing distribution license area of Technopark. Considering these aspects in detail, the Commission decided to approve the draft initialed PPA for procuring 1 MVA power from KSEB Ltd for meeting the power requirement of the Technopark Phase IV (Technocity).

Order of the Commission

6. The Commission, after examining the draft initialed PPA filed by M/s Technopark for the purchase of 1 MVA power from KSEB Ltd for meeting the electricity demand of Technopark Phase-IV (Technocity) as per the provisions of the Electricity Act, 2003 and KSERC (Terms and Conditions of determination of Tariff) Regulations, 2018, hereby orders to;
 - (i) Approve the draft PPA between M/s Technopark and KSEB Ltd for procuring 1 MVA power from KSEB Ltd for meeting the electricity demand of Technopark Phase-IV (Technocity), without any modifications.
 - (ii) M/s Technopark shall submit a copy of the signed PPA before the Commission for information and records.

The petition disposed of and ordered accordingly.

Sd/-
K.Vikraman Nair
Member

Sd/-
S.Venugopal
Member

Sd/-
Preman Dinaraj
Chairman

Approved for issue

G Jyothichudan
Secretary