

BEFORE THE HON'BLE KERALA STATE ELECTRICITY

REGULATORY COMMISSION

Petition No :

**In the Matter of : Petition filed for determination of Single Point Supply
tariff and it's conditions of M/s ACCEL Ltd, Kinfra
Film & Video Park, Kazhakuttom**

**Petitioner : Kerala State Electricity Board Ltd
Vydyuthi Bhavanam, Pattom
Thiruvananthapuram 695004**

**Respondent : M/s ACCEL Limited
Kinfra Film & Video Park,
Sainik School PO, Kazhakuttom
Thiruvananthapuram.**

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AFFIDAVIT VERIFYING THE PETITION

I, Sajeev G., son of N. Gopalakrishnan aged 53 years residing at MURALEEGOPALAM, TC 2/990(4), KPRA-A59(2), KOONAMKULAM LANE, MURINJAPALAM, MEDICAL COLLEGE P.O., Trivandrum – 695 011 , do solemnly affirm and say as follows:

I am Chief Engineer (Commercial & Tariff) of the Kerala State Electricity Board Ltd., Vidyuthi Bhavanam, Pattom, Thiruvananthapuram, and the Petitioner in the above matter and I am duly authorized by the Board to make this affidavit on its behalf. I solemnly affirm at Thiruvananthapuram on this the day of November 2023 that the contents of the above submission are true to my information, knowledge and belief. I believe that no part of it is false and no material has been concealed there from.

Deponent

Chief Engineer (Commercial & Tariff)
Kerala State Electricity Board Limited
Vidyuthi Bhavanam, Pattom
Thiruvananthapuram – 695 004.

VERIFICATION

I, the above named deponent, solemnly affirm at Thiruvananthapuram on this, the day of November 2023 that the contents of the affidavit are true to my information, knowledge and belief, that no part of it is false and that no material has been concealed there from.

Deponent

Chief Engineer (Commercial & Tariff)
Kerala State Electricity Board Limited
Vidyuthi Bhavanam, Pattom
Thiruvananthapuram – 695 004.

Solemnly affirmed and signed before me.

Advocate and Notary

BEFORE THE HON'BLE KERALA STATE ELECTRICITY REGULATORY COMMISSION

at its office, KPFC Bhavan, Vellayambalam, Thiruvananthapuram

In the Matter of : Petition filed for determination of Single Point Supply tariff and it's conditions of M/s ACCEL Ltd, KINFRA SEZ, Kazhakuttom

**Petitioner : Kerala State Electricity Board Limited,
Vydyuthi Bhavanam,
Pattom,Thiruvananthapuram**

**Respondent : M/s ACCEL Ltd
Kinfra Film & Video Park
Sainik School PO, Kazhakuttom
Thiruvananthapuram**

THE PETITIONER SUBMITS THE FOLLOWING THAT:

1. M/s ACCEL Ltd is a multi-vendor IT services company in Chennai which offers wide range of services including IT Infrastructure Management services, Warranty Management Services, Managed Print Services, Cyber Security and Software services. As part of their IT Infrastructure Management services, M/s ACCEL Ltd had constructed an IT/ITES building for accommodating innovative IT based firms in Kinfra Film & Video Park under Electrical Section, Kazhakuttom. The building has 6 floors and 1.2 lakhs sqft area space available for rent excluding parking. More than 20 tenants are expected for leasing the space available in the building. In order to provide individual metering to each tenant in the building they are opting for single point supply at the premises.
2. Presently, an HT connection bearing LCN 18/9854 had been given in the premises under HT IB Industrial tariff for a contract demand of 500kVA. The HT connection availed from KSEBL is connected to the HT panel from where it had been connected to 2 transformers. One transformer feeds the rentable areas dedicatedly and the other transformer feeds the common utility. The consumer had submitted the DPR of the above building which is attached herewith **as Exhibit P1**. In the DPR, the load details and electrical drawing of the tenants, the proposed load details of the vacant areas, energisation sanction obtained from the Electrical Inspectorate, Approved drawings from Electrical Inspectorate etc has been enclosed.
3. On scrutiny of the application submitted by the consumer for single point supply, it is observed that certain tenants had clubbed the individual spaces for their own use. Accordingly, a clarification had been sought on the matter whether each beneficiary on the building had been provided connection through a single meter. Further, it was also

been asked whether they had complied to regulation 56 of Kerala Electricity Supply Code, 2014.

4. The consumer as per the letter dated 23.05.2023 had informed that at the time of construction the no. of units that will operate on each floors could not be predicted. So they have planned for 4 units in each floor. However, they had confirmed that eventhough the tenants had clubbed spaces in the building each beneficiary in the building will be provided with a single meter only. The details of connected load, contract demand and the purpose of usage of each beneficiary who had availed spaces and also the details of the meter had been submitted by the consumer. The letter dated 23.05.2023 of the consumer is attached herewith as **Exhibit P2**.
5. As per regulation 56 of the KESC, 2014, issued by the Hon'ble Commission, Single point supply can be provided to a premise having multiple beneficiaries subject to certain conditions. The Regulation 56 of the Supply Code, 2014 specifies the conditions laid down for providing single point supply. The said regulation is extracted below;

"56. Single point supply and sharing of electricity charges.- (1) The licensee may give single point supply to the following premises with multiple beneficiaries subject to the conditions specified in the subregulations hereunder:-

- (i) multi-storeyed buildings;*
- (ii) colony developed by any development authority or private builder or promoter or developer;*
- (iii) domestic, commercial or industrial complex;*
- (iv) residential complex constructed by any employer for his employees or by a panchayat or a cooperative society or a registered association of beneficiaries.*

(2) The development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries shall submit an application to the licensee for availing single point supply with a detailed project report (DPR) on the scheme for giving supply to all beneficiaries and such other necessary particulars.

(3) The development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries shall bear the expenditure for the augmentation or upgradation or uprating of the distribution system, exclusively required for the supply of electricity to the entire premises included in the detailed project report (DPR) and shall also construct at his cost the internal distribution network within the project area as per the standards and specifications stipulated in this Code. Provided that the expenditure to be borne by the development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries shall be governed by the relevant provisions in regulation 36.

(4) Supply may be provided by the development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries to the individual beneficiaries and for common service by installing sub-meters.

(5) The development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries shall remit the charges for the entire electricity availed at such single point of supply as per the bill preferred by the licensee within such time as indicated in the bill.

(6) The development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries shall collect, on a no profit no loss basis, the cost of energy consumed by individual beneficiaries.

(7) The tariff charged from the individual beneficiaries shall under no circumstances exceed the tariff specified by the Commission for the respective category of consumers.

(8) Providing of connection to individual beneficiaries in such premises with multiple consumers and sharing of expenses of consumption of electricity as per the above provisions shall not be construed as unauthorised extension of supply or resale of energy.

(9) The maintenance of internal distribution network and providing services to individual beneficiaries shall be the responsibility of the development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries.

(10) The tariff applicable to the single point supply shall be as determined by the Commission:

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 development authority or promoter or builder or developer or panchayat or cooperative society or registered association of beneficiaries, to demand supply of electricity directly from the distribution licensee of the area."

6. On scrutiny of the application submitted by M/s ACCEL LTd for availing single point supply, the conditions laid out by the regulation 56 of KESC, 2014 had been satisfied to the following extent.
 - i) The ACCEL Ltd building at KINFRA Film & Video Park, Kazhakuttom is a building with 6 floors having a total build up area of 1.2 lakhs sqft. Since this comes under the criteria of industrial complexes and multi storied building with multiple beneficiaries they are eligible for availing single point supply as per Regulation 56(1) of the Supply Code, 2014.
 - ii) The consumer had submitted the detailed project report in compliance to regulation 56(2) of KESC, 2014. Further details called for of the individual beneficiaries have also been submitted by the consumer. The consumer had further reported that the two distribution transformers of rating 500kVA and 630kVA are located in the premises of which one feeds the rentable area and other feeds the common utilities. The

energisation sanction and the approved drawings obtained from the Electrical Inspectorate had been submitted by the consumer along with the application which is attached herewith as **Exhibit P3**.

- iii) M/s ACCEL Ltd had developed the internal network required for providing supply to the beneficiaries. Dual register meters had been provided to the individual beneficiaries in the premises for getting separate readings of energy used from KSEBL supply and DG supply. The consumer had stated that the beneficiaries will be charged in such a way that no profit/ no loss will be maintained.
- iv) The consumer had reported that operation and maintenance of transformer and associated distribution network as well as metering, billing a& collection of end consumers are done by the society, which in turn deposit electricity bill with the developer. The consumer had stated that they had installed multifunction dual source meters in all their outgoing feeders so that each feeder is properly monitored by us using external software for energy management. With this software all the meters in the premises is integrated together and all the data's from the meters are brought to single server and stored.
- v) It may be noted that in the above case, the petition is filed as per the request made by the developer M/s ACCEL Ltd. However, it is observed that the consumer had stated that the society formulated will be responsible for billing, collection and O&M activities of transformer and internal network. Even though the registered association of beneficiaries can avail single point supply in their premises, it was mandated that the application of single point supply may be given by them. In the above case, the developer had sought for having single point supply. If the registered association is going to do the billing and collection and associated activities of single point supply then the registered association needs to submit the application for availing single point supply.

- 7. Eventhough, the regulation 56(1) to 56(10) of KESC, 2014 specifies the conditions laid out for providing single point supply, it is felt that a detailed guidelines needs to be issued on the matter for an effective implementation of the above regulation. The apprehensions of KSEBL in implementing the above regulation for providing Single point supply and sharing of electricity charges has been detailed in the additional affidavit filed by KSEBL on 29.03.2021 on petition no. OP-08/2021. The same is still under the consideration of the Hon'ble Commission. Further, the licensee needs to be empowered to use the internal network laid by the single point consumer for giving direct connections as envisaged in Supply Code, 2014. In order to comply with the same, a separate agreement with the Single point supply consumer incorporating necessary provisions for utilizing internal distribution network is also needed.

8. **Prayer**

- (i) The single point tariff applicable to M/s ACCEL Ltd KINFRA Film & Video Park under Electrical section, Kazhakuttom and sharing of electricity charges may be fixed in compliance to Regulation 56(10) of Supply Code, 2014.

- (ii) The general guidelines for single point supply connection and the supplementary agreement format to be executed by the single point supply consumer with the licensee may kindly be issued.

Chief Engineer (Commercial & Tariff)