

CIRCULAR**Sub : Revision in recovery of Power Supply Infrastructure Development Charges (PSIDC) at Ulwe Node, Navi Mumbai.**

Board vide B.R. No. 12278 dtd. 10.01.2020 has accorded approval for implementation of the following procedures for recovery of PSID charges at Ulwe Node.

I) Categorization :

The plot holders will be categorized on following basis :

- a) Plot size x FSI, if it is equal to or more than 4000 sq.mtrs. BUA – HT Consumer.
- b) The plot size x FSI, if it is less than 4000 sq.mtrs. BUA – LT Consumer.

II) Recovery of PSID Charges :

- a) Rs. 400/- per sq.mtr. for H.T. consumers with the plot having Built up Area (BUA) of 4000 sq.mtrs. and above.

Rs. 300/- per sq.mtrs. for those PAPs who develop their own plot by themselves and if they sell the plot /building in future, then the difference in amount of rate between Non-PAPs and PAPs shall be recovered by CIDCO before transfer of such plot/building.

Formula : PSIDC = Plot area x FSI x 1.35 x rate of recovery.

- b) Rs.450/- per sq.mtr. for L.T. consumers with the plot having Built Up Area (BUA) less than 4000 sq.mtrs.

Rs. 400/- per sq.mtrs. for those PAPs who develop their own plot and if they sell the plot / building in future, then the difference in amount of PSIDC between Non-PAPs and PAPs shall be recovered by CIDCO before transfer of such plot/building.

Formula : PSIDC = plot size x FSI x 1.35 x rate of recovery.

III) Implementation of new policy :

The above formula for calculation of PSIDC be applied with immediate effect.

IV) Recovery of PSIDC :

- a) The recovery of PSIDC as above will be made as one time recovery by Marketing Section and CL&SO alongwith other recoveries and charges and PSIDC as above also to be mentioned in the allotment letter and inform to concern Executive Engineer (Electrical).

- b) Sr. Planner (BP) is requested to implement the recovery of PSID charges through online COPAS system & inform the monthly PSIDC recovery statement to the concern Executive Engineer (Electrical) for re-conciliation.

V) Construction of Sub-station :

For the plot holders falling in categories I(a) i.e. where plot size x permissible FSI is equal to or more than 4000 sq.mtr. and in Category-I (b) where plot size x permissible FSI is less than 4000 sq.mtr. but load demand is more than standard norms of design i.e. more than 300 KW in case of residential complex & 600 KW in case of fully commercial complex, the developer will be required to construct substation at their own cost as per MSEDCL's norms and will also be required to pay necessary supervision charges and other charges directly to MSEDCL.

Sr. Planner (BP) to ensure that substation of required size is considered while approving the building plan and the same shall be confirmed from the concern Executive Engineer (Electrical) before issuing Commencement Certificate. CL&SO & MM-I/MM-II are requested to put this condition in the allotment letter.

VI) Amalgamation :

In case of amalgamation of plots the procedure will be as below :

If the developer would amalgamate adjacent smaller plots falling in Category-I(b) as above 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. 450/- per sq.mtr. (Non-PAP) or Rs. 400/- per sq.mtrs. for those PAPs who develop their own plot as applicable to LT connection, as per formula at II(b) above. If permissible BUA is equal or more than 4000 sq.mtr. for amalgamated plot, the developer would be required to construct substation while developing 2nd plot and at that time the recovery will be effected as per formula II(a) as 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 debitable to developer. Sr. Planner(BP) should ensure that Occupancy Certificate for amalgamated plot is issued only after construction of electrical substation.

VII) Building permission Approval :

Sr. Planner(BP) will be required to ensure that in all the cases falling under Category- I(a), I(b) if load demand exceeds standard norms of design i.e. more than 300 KW in case of residential complex & 600 KW in case of fully commercial complex & VI as above, provision of substation building of adequate size is made in the development plan by the developer and then only Commencement Certificate / Occupancy Certificate shall be issued.

VIII) CL&SO and MM (I)/MM(II) to incorporate condition :

CL&SO and MM(I)/MM(II) has to incorporate suitable conditions to cover the above provisions viz. I, II, IV, V & VI in allotment letters issued hereafter.

The above procedure has been approved by the Board and circulated to all for implementation.

The circular is issued as per approval of CE(NM).

date 12/03/2020
(P. S. Phulari)
SE(HQ) / 32897

Separately to :

CAP
CAO
CL&SO
CSSO
CT&CP
CGM(T&A)
MM(I)
MM(II)
M(TS-I)/M(TS-II)/M(TS-III)
Sr. Economist
SE(Elect-NM)/SE(Elect-projects)
SE(K&U)
Sr. Planner (BP)
EE(Elect-Nodal)/EE(Ulwe-I)/EE(Ulwe-II)
EE(NM)
Associate Planner (BP)

C.c. to : CE.(NM) / CE(NMIA) / CE (SP) / ACE(I & Metro)/ ACE(II) / ACE(III)..... For information please.

C.c. to : PS to VC & MD For favour of information please.

PS to Jt. MD(I) For favour of information please.

PS to Jt. MD(II) For favour of information please.