

**HARYANA ELECTRICITY REGULATORY COMMISSION  
BAYS NO. 33-36, SECTOR – 4, PANCHKULA – 134113, HARYANA**

**Single Point Supply to Residential Colonies or Office cum Residential  
Complexes of Employers, Group Housing Societies and Commercial  
cum Residential Complexes of Developers, Regulations**

**Notification**

**The 9<sup>th</sup> January, 2013**

**Statement of Objects and Reasons**

A number of Group Housing Societies (GHSs) and Residential/Residential cum Commercial Complexes (RCs) developed by various Developers have come up in various cities of Haryana. These GHSs/RCs are normally bounded with walls and have restricted entry through security gates manned by security personnel. Most of the Societies/RCs have their exclusive distribution network i.e. Step-down Transformers, HT/LT Cables, Service cables etc. within their premises. While some such Societies/RCs have Single Point Supply under Bulk Supply (Domestic) category but in most of the cases, the residents have individual electricity connections/meters installed by distribution licensees.

Similarly a number of Central/State Govt. departments/undertakings as also some industrial houses/companies/corporations (Employer) have their own Residential Colonies or Office cum Residential Complexes for their employees which are also generally bounded with walls/fence with restricted entry through security gates manned by security personnel. The employees residing in such colonies have also individual electricity connections/meters installed by distribution licensees but the electrical infrastructure in such colonies is mostly provided by the distribution licensee.

As per feedback with the Commission, the officers/officials of the distribution licensees do not have free/unhindered access to the premises of the residents of these GHSs/Colonies/Complexes because of restricted entry through security gates manned by security personnel. In the absence of free/unhindered access to the premises of the residents, the officers/officials of

the distribution licensee cannot effectively take the steps required for reduction in commercial losses. This leads to increase in commercial losses of the Distribution Licensees and ultimately affects the interests of honest electricity consumers as they have to pay higher tariff. Simultaneously there are frequent complaints from the residents regarding harassment at the hands of employees of the distribution licensees in connection with meter reading, billing and payment of bills.

In this context, it was felt that the State Commission should take appropriate steps to address this issue for protecting/safeguarding interests of the consumers as it is one of the prime duties of the Commission especially when it is vested with powers under Section 61 (d) of the Act to take requisite measures and to specify such terms & conditions as may be necessary to safeguard consumers' interest.

Accordingly, the Commission framed the draft Regulations for supply of electricity to such GHSs and Residential Colonies or Office/Commercial cum Residential Complexes of Employers/Developers at a Single Point with further distribution of electricity within the premises to be managed by them. The draft Regulations were put on website of the Commission. A public notice, through press, was given to seek comments/objections of public and various other stake holders. Comments of Distribution Licensees and the State Govt. were also sought. A public hearing was held on 18.09.2012 to hear the views/objections of various stake holders. The Commission, after due consideration of the written comments/objections received from public, Distribution Licensees and other stake holders and views expressed/various issues raised in the public hearing, have accordingly made the necessary amendments in the draft regulations and have finalized the Regulations for Single Point Supply to the Residential Colonies or Office cum Residential Complexes of Employers and GHSs as follows.

The Haryana Electricity Regulatory Commission in exercise of powers conferred on it by Section 61(d) and Section 181 of the Electricity Act, 2003 and all other powers enabling it in this behalf hereby makes the following Regulations laying down the provisions/procedures for supply of electricity at a Single Point to the Residential Colonies or Office cum Residential Complexes of Employers, the GHSs and Residential or Residential cum Commercial Complexes of Developers which are bounded with walls and have restricted entry, for further supply of electricity to the members/employees and other services/establishments inside their premises by the GHS/Employer/Developer.

### **1. Short title, commencement, and interpretation**

- (1) These Regulations may be called the Haryana Electricity Regulatory Commission (Single Point Supply to Employers' Colonies, Group Housing Societies and Residential or Commercial cum Residential Complexes of Developers) Regulations, 2013.
- (2) These Regulations shall come into force w.e.f the date of their publication in the Haryana Government Gazette.
- (3) These Regulations shall extend to whole of the State of Haryana.

### **2. Definitions**

In these Regulations, unless the context otherwise requires:-

- (1) **“Act”** means The Electricity Act, 2003 (Act 36 of 2003) as amended from time to time;
- (2) **“Commission”** means the Haryana State Electricity Regulatory Commission;
- (3) **“Colony”** means the residential colony or office/commercial cum residential complex for the employees of an Employer which can be

Central/State Govt. or a Central/State Govt. department / undertaking or a Private Company/Corporation;

- (4) **“Common Facilities”** means the common recreational facilities/services such as club/common room, GHS/Care taker office, street lighting, sewerage treatment plant, ventilation system, common/parking areas, dispensary, school, convenience stores/shops etc. for the residents of a Housing Society/Colony;
- (5) **“Group Housing Society” i.e. GHS** means a residential complex owned/managed by a Co-operative Group Housing Society registered with the Registrar Co-operative Societies, Haryana or the Societies registered under Societies Act, 1860 and for the sake of brevity the definition includes residential or residential cum commercial complex developed by a Developer and approved by an appropriate authority;
- (6) **“Infrastructure”** means the entire electrical distribution network within the premises of the Group Housing Society/Employers’ Colony;
- (7) **“Developer”** means a person or a company, duly registered with appropriate authority, engaged in the business of developing residential/residential cum commercial complexes.
- (8) **“RWA”** means the Residents Welfare Association or any other similar body which takes over from the Developer the management of various common facilities/services within the complex.

Words or expressions used and not defined herein but defined in the Act or Haryana Electricity Reforms Act, 1997, Schedule of Tariff, the State Grid Code or any other Regulations issued by the Commission, shall, unless the context otherwise requires, have the meaning as assigned to them under the Act or Haryana Electricity Reforms Act, 1997 or Schedule of Tariff or the State Grid Code or such other Regulations issued by the Commission as the case may be.

### **3. Supply of electricity at Single Point by the Distribution Licensee to Employers' Colonies**

**3.1** The Employers seeking new electricity connections for their Colonies which are bounded with walls, have restricted entry, having 20 (twenty) or more residential units and irrespective of connected load shall, henceforth, be given Single Point Supply by the Distribution Licensee at 11 kV or higher voltage, depending upon the feasibility, for making electricity available to the employees residing in the Colony and for common services/ non-domestic loads. Distribution of electricity within the Colony shall be owned and managed by the Employer.

**3.2** For the existing colonies, having 20 (twenty) or more number of residential units and irrespective of connected load, which are bounded by wall/fence, have restricted entry and which presently do not have Single Point Supply but have individual electricity connections released by the Distribution Licensee to the employees residing in the colony, the distribution licensee shall convert, at its cost, the supply to such colonies to Single Point Supply at 11 kV or higher voltage, depending upon the feasibility, within 3 (three) months from the date of notification of these regulations and thereafter supply to such colonies shall be governed by these Regulations.

### **4. Supply of electricity by the distribution licensee to the GHSs**

#### **4.1 Group Housing Societies seeking new electricity connections**

**4.1.1** All Group Housing Societies seeking new electricity connections which are bounded with walls, have restricted entry, having 20 (twenty) or more residential units and irrespective of connected load shall, henceforth, have the following two options for supply of electricity by the distribution licensee to the GHS.

- Option-1: Supply of electricity at a Single Point to the GHS at 11 kV or higher voltage depending upon the feasibility under Bulk Supply (Domestic) schedule of tariff.
- Option-2: Individual electricity connections to the residents / members and for common services / NDS loads under relevant schedules of tariff. A reference meter shall be installed by the distribution licensee at its cost at the incoming supply point of the GHS. The total energy consumption of the electricity recorded at the incoming supply point of the GHS as per reference meter (say 'A') shall be compared with the total electricity consumption of all the residents/members residing in the GHS as per their individual meter readings plus the consumption for the common services /other non-domestic loads as per readings of relevant meters (say 'B') for each billing cycle. An energy difference of up to 4%, in case of supply up to 11 kV, and up to 5%, in case of supply at higher voltage, between 'A' and 'B', to be worked out as  $\frac{(A-B)}{A} \times 100$ , shall be permissible towards transformation and/or LT losses. In case the difference in energy consumption as above for any billing cycle works out to be higher than 4%/5%, it will be presumed to be on account of unwarranted/unauthorized use of electricity within the GHS and the GHS/ Developer/RWA shall be liable to pay for the difference in energy consumption over and above 4%/5% at the rate of energy charges as applicable for the highest slab under Domestic Supply (DS) category.

**4.1.2** The distribution licensee, on an application as per Option-1 from the GHS/Developer/RWA owning/ managing such GHS, shall give

Single Point Supply to the GHS at 11 kV or higher voltage, depending upon the feasibility, for making electricity available to the residents/members residing in the Colony and for common services/ non-domestic loads. Distribution of electricity within the GHS shall be owned and managed by the GHS/ Developer/ RWA.

**4.1.3** In case the GHS/Developer/RWA owning/ managing such GHS do not submit application to the distribution licensee for Single Point Supply to the GHS and opts for release of individual electricity connections by the distribution licensee to the residents/members and for common services/NDS load, if any, as per Option -2, the GHS/Developer/RWA will be obliged to furnish an undertaking to the distribution licensee, in the Form enclosed as Annexure-1, stating that they do not opt for Single Point Supply and agree for installation of reference meter and pay for the energy difference as applicable under option-2 and accordingly give their acceptance to the following:

- (a) The Distribution Licensee shall provide and install a single reference meter at the incoming supply point at its own cost to measure consumption of electricity within the GHS.
- (b) The readings of reference meter and all individual meters within the GHS shall be taken on the same day for each billing cycle by the distribution licensee in the presence of the security guard and a representative, if any, of the GHS/ Developer/ RWA.
- (c) The total energy consumption of the electricity recorded at the incoming supply point of the GHS as per reference meter (say 'A') shall be compared with the total electricity consumption of all the members/employees residing in the GHS as per their individual meter readings plus the consumption for the common services /other non-domestic

loads as per readings of relevant meters (say 'B') for each billing cycle. An energy difference of up to 4%, in case of supply up to 11 kV, and up to 5%, in case of supply at higher voltage, between 'A' and 'B', to be worked out as  $\{(A-B) \times 100\}/A$ , shall be permissible towards transformation and/or LT losses. In case the difference in energy consumption as above for any billing cycle works out to be more than 4%/5%, it will be presumed to be on account of unwarranted/unauthorized use of electricity within the GHS and the GHS/ Developer/RWA shall be liable to pay for the difference in energy consumption over and above 4%/5% at the rate of energy charges as applicable for the highest slab under Domestic Supply (DS) category.

- (d) The distribution licensee shall raise bill for the energy difference over and above 4%/5% for each billing period on the GHS /Developer/RWA and the same shall be payable by the GHS/Developer/RWA. Late payment surcharge, as applicable, shall be leviable if payment is not made within the due date. In case of non-payment of the bill for the energy difference for two consecutive billing cycles, supply to GHS may be disconnected from the single point energy meter (reference meter). The supply will be restored only after clearance of the dues for energy difference along with the surcharge and applicable reconnection charges.

- 4.1.4** After receipt of undertaking as above from the GHS/Developer/RWA, the distribution licensee shall release individual electricity connection to the residents/members under DS category and for the common services and NDS load, if any, under NDS category. A reference meter shall be installed by the distribution licensee at the incoming supply point of the GHS.



## **4.2 Existing Group Housing Societies**

**4.2.1** The existing GHSs having 20 (twenty) or more number of residential units and irrespective of connected load, which are bounded by wall/fence, have restricted entry and which presently do not have Single Point Supply but have individual electricity connections released by the distribution licensee to the residents/members of the GHS and for common services / NDS load, shall also have option as in the case of new GHSs to either switch over to Single Point Supply for the GHS or agree for installation of reference meter and pay for the energy difference as per option-2 provided under Regulation 4.1.1.

**4.2.2** The GHSs/Developers/RWAs owning/managing such GHSs shall be asked to submit their option by the Distribution Licensee through a registered notice in the Form as at Annexure-2, followed by a registered reminder after one month in case of non-submission of option, to either switch over to Single Point Supply as per these Regulations by submitting an application for conversion to Single Point Supply within 2 (two) months of the date of notice or continue with the individual connections to the residents / members and for common services. In case of later option, the GHSs/Developer/RWA shall be required to give their acceptance to the installation of reference meter by the distribution licensee at the incoming supply point and pay for the energy difference by furnishing an undertaking in the Form as at Annexure-3 similar to the undertaking required to be furnished by new GHSs seeking individual electricity connections to the residents/members as per option-2 as provided under Regulation 4.1.3

**4.2.3** In case the GHS/Developer/RWA neither submits option for conversion to Single Point Supply nor furnishes the undertaking as provided above within 2 (two) months of the date of notice

sent to the GHS / Developer/RWA by the Distribution Licensee in this regard, it shall be presumed that they have opted for Single Point Supply and the Distribution Licensee shall take further action for conversion to Single Point Supply.

**4.2.4** In case such GHS submits application for conversion to Single Point Supply, the conversion to Single Point Supply shall be affected by the distribution licensee within one month of the receipt of application from the GHS. The cost for the conversion to Single Point Supply of an existing GHS shall be borne by the distribution licensee

**4.3** The new GHSs, which do not fall under the purview of Regulation 4.1 above (i.e. are not in walled/fenced complexes and/or do not have restricted entries) and having 20 (twenty) or more number of residential units and irrespective of connected load, may also, at their own option, seek new electricity connection under Single Point Supply at 11 kV or higher voltage under these Regulations and the same shall be given by Distribution Licensee on an application to this effect from such GHS. Similarly the existing GHSs, which do not fall under the purview of Regulation 4.2 above and having 20 (twenty) or more number of residential units and irrespective of connected load, can also ask for conversion to Single Point Supply under these Regulations and same shall be affected by Distribution Licensee, subject to technical feasibility, on an application to this effect from such GHS after obtaining an undertaking from the GHS as per Annexure-3. In case of developer, such option, however, shall be exercised only with the consent of RWA/Residents supported by a resolution of general body of such RWA/Residents.

Provision of Regulation 4.1 and Regulation 5.1 will also apply for release of new connections under Single Point Supply and similarly provisions of Regulation 4.2 and Regulation 5.2 will also apply for

conversion to Single Point Supply in cases covered under Regulation 4.3 besides the terms & conditions as per Regulations 5.3 to 5.7.

- 4.4** In case a new or an existing GHS opts for the second option under Regulation 4.1/4.2 i.e. installation of reference meter, the distribution licensee shall ensure that only a duly tested reference meter of specified accuracy and compatible with Automatic Meter Reading (AMR) System is installed at the incoming supply point. The licensee shall further ensure, in case of existing GHSs, that none of the meters of the residents/users or for the common facilities/services is defective or dead stop and that no resident or common service connection is being billed on average basis at the time of commencement of billing for energy difference as per option-2. The distribution licensee shall also ensure that any of the meters getting defective or dead stop subsequently, both for new as well as existing GHSs, is replaced immediately
- 4.5** In case of supply of electricity to GHSs, new as well as existing, under option-2, the billing period of NDS connection (above 20 kW) if any within the GHS as also for billing of energy difference shall be same as for domestic consumers. The distribution licensee shall raise bills for the energy difference over and above 4%/5% for each billing cycle on the GHS/Developer/RWA. Late payment surcharge at the rate applicable to domestic consumers shall be leviable if the payment is not made by the GHS/Developer within the grace period which will be 15 days. In case of nonpayment of bill for the energy difference by the GHS/Developer/RWA for two consecutive billing cycles, the supply to the GHS shall be disconnected and shall be restored only after clearance of all dues for energy difference along with surcharge and reconnection charges as applicable.

Further in case of energy difference for any billing period working out to be more than 4%/5%, the distribution licensee shall

conduct a thorough checking / investigation in the GHS to ascertain the reason for higher energy difference and take possible remedial measures. The GHS / Developer/RWA will extend all cooperation to the staff/officers of the distribution licensee for carrying out such checking/investigation.

## **5. Terms & Conditions for Single Point Supply**

### **5.1 Colonies covered under the provisions of Regulation 3.1 and new GHSs seeking Single Point Supply as per Regulation 4.1**

- a) For a Colony falling under the purview of Regulation 3.1, a GHS seeking Single Point Supply as per Regulation 4.1 and a GHS not falling under the purview of Regulation 4.1 but the GHS/ Developer/RWA, at its own option, seeking new electricity connection under Single Point Supply in line with Regulation 4.3, the GHS/Employer/Developer/RWA shall be obliged to seek supply of electricity at a single point at 11 kV or higher voltage under these Regulations by submitting an application in the prescribed form with requisite charges to the Distribution Licensee giving complete details of the load of all residential units as also of common services and other non-domestic loads if any. The Distribution Licensee will supply electricity at a Single Point at 11 KV or higher voltage depending upon the feasibility. In case of Developer, the distribution licensee shall ensure, before release of Single Point Supply connection, that the Developer has completed the installation of complete electrical infrastructure within the complex as per the approved Electrical Layout Plan.
- b) The GHS/Employer/Developer/RWA will install, operate & maintain all infrastructure, including substations/transformers, required for distribution of electricity within the premises of the GHS/Colony at its/his own cost.

- c) The GHS/Employer/Developer/RWA shall provide and 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 equipment shall meet with the safety requirements as per Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations, 2010. The isolating device will be placed near the boundary of the premises. The meter installed for Single Point Supply shall be duly tested and compatible with AMR System
- d) GHS/Employer/Developer/RWA shall provide meters for measuring electricity consumption of licensee's supply for all the residents, for common facilities/services and other non domestic loads etc. They will also be responsible for all liabilities & obligations including individual metering, billing, and collection of charges from individual users and payment of energy bills for Single Point Supply connection to the Distribution Licensee. The meter reading of the Single Point Supply meter shall be taken by the distribution licensee in the presence of the security guard and/or a representative, if any, of the GHS/ Employer/Developer/ RWA.

**5.2** Existing GHSs covered under the provisions of Regulation 4.2 which opts for Single Point Supply and existing colonies covered under Regulation 3.2

- a) The GHS /Developer/RWA shall submit the application to the Distribution licensee for conversion of electricity supply of the GHS into Single Point Supply under these Regulations. The Distribution Licensee shall convert the supply to Single Point Supply at 11 kV or higher voltage depending upon the feasibility. In case of existing Employers' Colonies the conversion to Single Point Supply at 11kV or higher voltage depending upon the feasibility shall be affected by the distribution licensee without any application from the employer

as per Regulation 3.2. In both cases, the cost for conversion to Single Point Supply shall be borne by the distribution licensee. The members/employees residing in the GHS/Colony will cease to be the consumers of the licensee from the date of conversion which may preferably be coincided with the completion of current billing cycle so as to avoid any accounting problems.

- b) The existing energy meters installed at the premises of the members/employees residing in the GHS/Colony will be allowed to remain in place and the Distribution licensee will retain the meter security deposits of the members/employees. The responsibility for replacement of meter/installation of new meter shall be of GHS/Employer/Developer/RWA w.e.f the date of conversion. The advance consumption deposits (ACDs) of the members/employees/Common Services/NDS Load shall be deemed to be the ACD payable by the GHS / Employer / Developer /RWA for Single Point Supply connection. The members/employees shall forfeit all claims with regard to their individual meter securities/ advance consumption deposits. Similarly GHS/Employer/Developer/RWA/Group shall forfeit all claims with regard to meter security/ advance consumption deposits for common services/NDS loads.
- c) In case of GHSs/Colonies where the electrical infrastructure including substations/transformers etc for supply of electricity within the GHS/Colony has been installed at the cost of GHS/Developer/RWA /Employer and the ownership is presently with the distribution licensee, the operation & maintenance of the electrical infrastructure shall be carried out by the GHS/Developer/RWA /Employer at their cost from the date of conversion to Single Point Supply but the ownership of the same will be retained by the distribution licensee. However in certain cases where installation has been done at the cost of the GHS/Developer/RWA /Employer and the ownership is also with

them, the operation & maintenance of the electrical infrastructure shall be carried by the GHS/Developer/RWA /Employer from the date of conversion to Single Point Supply, if not already being done, and the ownership of the electrical infrastructure shall also continue to remain with the GHS / Developer / RWA /Employer.

- d) In case of GHSs/Colonies, where the installation of electrical infrastructure including substations/transformers etc. for supply of electricity within the GHS/Colony has been done at the cost of the distribution licensee, the ownership of the electrical infrastructure shall continue to be of the distribution licensee but the operation and maintenance of the same, from the date of conversion to Single Point Supply, shall be the responsibility of the GHS/Developer/RWA /Employer and cost thereof shall be borne by them. Alternately, at the option of the GHS/Developer/RWA /Employer, the operation and maintenance may be done by the distribution licensee but the cost shall be borne by the GHS/Developer/RWA.
- e) The GHS/Employer/Developer/RWA shall be responsible for all liabilities & obligations including individual metering, billing, collection of charges from individual users and payment of energy bill for Single Point Supply to the Distribution Licensee w.e.f the date of conversion.

**5.3** The total consumption and combined maximum demand of GHS/Colony will be recorded by Single Point Supply meter. A rebate of 4% in case of supply at 11 kV and 5% in case of supply at higher voltage in the energy consumption as recorded at Single Point Supply meter will be admissible as an incentive for Single Point Supply under these Regulations and to cover the expenses that may be incurred by the GHS/ Employer/ Developer/RWA in meeting their liabilities/obligations such as individual metering, billing, collection of charges from individual residents/users etc.

The energy consumption after allowing the rebate as above and the maximum demand recorded by Single Point Supply meter will be billed at the tariff as applicable to Bulk Supply (Domestic) category. All other terms and conditions as applicable to Bulk Supply (Domestic) category as laid down in the Schedule of Tariff notified and as amended by the Commission from time to time shall be applicable for Single Point Supply under these Regulations unless otherwise provided for in these Regulations.

In case an office complex or other non-domestic loads are also existing within the GHS/Colony, the apportionment of energy(after allowing the rebate) and combined maximum demand for billing under Bulk Supply (Domestic) category and NDS category shall be as detailed in the Annexure-3.

- 5.4** Release of connection for Single Point Supply under Regulation 3.1 and 4.1 and conversion to Single Point Supply under Regulation 3.2 and 4.2 will also be subject to and on such Terms & Conditions as specified in the Electricity Supply Code, Regulations 2004 of the Commission as amended from time to time except that in case of Single Point Supply under these Regulations, the distribution licensee shall accept part payment against energy bills provided the same is not less than 80% of the amount due as per the energy bill. The GHS/Employer /Developer/RWA shall, however, ensure that pending payment is cleared in such manner that outstanding arrears at any time are not more than two months old failing which the connection may be disconnected by the licensee. The late payment surcharge, as applicable, shall be payable on the unpaid amount in case of part payment
- 5.5** The GHS/Employer /Developer/RWA will not charge the residents for electricity supplied by the Distribution Licensee at a tariff



higher than the rates for Domestic Supply (DS) category approved by the Commission from time to time.

In case any GHS/Employer/Developer/RWA charges the residents for electricity supplied by the Distribution Licensee at rates higher than the Domestic supply tariff, the aggrieved residents can jointly file a complaint against such GHS/Employer/Developer/RWA with the Commission through a petition for redressal of their grievance.

In case backup supply from the generator has also been made available for the residents, the Group Housing Society/Employer /Developer/RWA will be free to charge the residents separately for the same either in the form of annual charges for backup supply or based on individual consumption of backup supply by each resident/user by providing separate meters for backup supply. It will, however, be mandatory for the Group Housing Society/Employer /Developer/RWA to install a meter at their cost, to record total energy generation by such backup supply generator, which will be got duly tested and sealed from the Distribution Licensee by payment of requisite charges.

- 5.6** In case a member/employee does not pay his electricity dues to the GHS/Employer/Developer/RWA or his share in the amount payable by the GHS /Developer/RWA on account of energy difference as per provisions of Regulation 4.1 or Regulation 4.2 the GHS/Employer/Developer/RWA shall have the powers to disconnect the supply of such defaulting member/employee. They shall also have the right to check the meter of any member/employee to see that it is not tampered/defective.
- 5.7** The Distribution Licensees will extend the facility of testing of individual meters of members/employees for accuracy/tempering or calibration/sealing of new meters in case so requested by the GHS/Employer/Developer/RWA on payment of requisite charges.

**6.** Existing GHSs/Colonies having Single Point Supply connections under Bulk Supply (Domestic) category shall continue to have Single Point Supply on the terms and conditions as applicable under these regulations from the date of notification and shall abide by all the terms and conditions as provided there in.

**7. Miscellaneous**

**7.1** 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.

**7.2** 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.

**7.3** The Commission may add to or amend any of the provisions of these Regulations.

**BY ORDER OF THE COMMISSION**

**Director/Tariff  
HERC, Panchkula**

**Annexure 1**

From GHS/Developer/RWA

To Sub Divisional Officer,  
.....Sub-Division  
Uttar/Dakshin Haryana Bijli Vitran Nigam Ltd.

.....

Subject: Undertaking as per regulation 4.1.3 of HERC (Single Point Supply to Employers' Colonies, Group Housing Societies and Residential or Commercial cum Residential Complexes of Developers) Regulations, 2013.

Dear Sir,

It is stated that we do not opt for Single Point Supply for our GHS/ Commercial cum Residential Complex and want individual connections to the members/residents as well as for common services/other non domestic loads as per option-2. We, hereby, give our acceptance to the following:

- (a) The Distribution Licensee shall provide and install a single reference meter at the incoming supply point at its own cost to measure consumption of electricity within the GHS.
- (b) The readings of reference meter and all individual meters within the GHS shall be taken on the same day for each billing cycle by the distribution licensee in the presence of the security guard and a representative, if any, of the GHS/ Developer/ RWA.
- (c) The total energy consumption of the electricity recorded at the incoming supply point of the GHS as per reference meter (say 'A') shall be compared with the total electricity consumption of all the members/employees residing in the GHS as per their individual meter readings plus the consumption for the common services /other non-domestic loads as per readings of relevant meters (say 'B') for each

billing cycle. An energy difference of up to 4%, in case of supply up to 11 kV, and up to 5%, in case of supply at higher voltage, between 'A' and 'B', to be worked out as  $\{(A-B) \times 100\} / A$ , shall be permissible towards transformation and/or LT losses. In case the difference in energy consumption as above for any billing cycle works out to be more than 4%/5%, it will be presumed to be on account of unwarranted/unauthorized use of electricity within the GHS and the GHS/ Developer/RWA shall be liable to pay for the difference in energy consumption over and above 4%/5% at the rate of energy charges as applicable for the highest slab under Domestic Supply (DS) category.

- (d) The distribution licensee shall raise bill for the energy difference over and above 4%/5% for each billing period on the GHS /Developer/RWA and the same shall be payable by the GHS/Developer/RWA. Late payment surcharge, as applicable, shall be leviable if payment is not made within the due date. In case of non-payment of the bills for the energy difference for two consecutive billing cycles, supply to GHS may be disconnected from the single point energy meter (reference meter). The supply will be restored only after clearance of the dues for energy difference along with the surcharge and applicable reconnection charges.

Dated:

(Authorized Signatory)

Seal of  
GHS / Developer/RWA

## Annexure 2

(For GHS/Developer/RWA)

From Sub Divisional Officer,  
.....Sub-Division  
Uttar/Dakshin Haryana Bijli Vitran Nigam Ltd.  
.....

To GHS/Developer/RWA

Memo No. Dated:

Subject: Notice for submission of Option/Undertaking by GHS/Developer/  
RWA as per regulation 4.2.2 of HERC (Single Point Supply to  
Employers' Colonies, Group Housing Societies and Residential or  
Commercial cum Residential Complexes of Developers)  
Regulations, 2013.

This is to intimate that Haryana Electricity Regulatory Commission have notified HERC(Single Point Supply to Employers' Colonies, Group Housing Societies and Residential or Commercial cum Residential Complexes of Developers) Regulations, 2013 vide Notification No. .... Dated..... (Copy enclosed). As per regulation 4.2. of these Regulations, existing Group Housing Societies or Residential/Residential-cum-commercial complexes developed by Developers, herein after referred to as 'GHS', having 20 (twenty) or more residential units and irrespective of connected load, which are bounded by wall/fence, have restricted entry and which presently do not have Single Point Supply but have individual electricity connections released by the distribution licensee, shall have an option either to switch over to Single Point Supply under the said Regulations by submitting an application for conversion to Single Point Supply within 2 (two) months as per Regulation 4.2 or continue with the individual connections to the residents/members and for common services by furnishing and undertaking giving their acceptance to the following:

- (a) The Distribution Licensee shall provide and install a single reference meter at the incoming supply point at

existing voltage level at its own cost to measure consumption of electricity within the GHS.

- (b) The readings of reference meter and all individual meters within the GHS shall be taken on the same day for each billing cycle by the distribution licensee in the presence of the security guard and a representative, if any, of the GHS/ Developer/ RWA.
- (c) The total energy consumption of the electricity recorded at the incoming supply point of the GHS as per reference meter (say 'A') shall be compared with the total electricity consumption of all the members/employees residing in the GHS as per their individual meter readings plus the consumption for the common services /other non-domestic loads as per readings of relevant meters (say 'B') for each billing cycle. An energy difference of up to 4%, in case of supply up to 11 kV, and up to 5%, in case of supply at higher voltage, between 'A' and 'B', to be worked out as  $\{(A-B) \times 100\}/A$ , shall be permissible towards transformation and/or LT losses. In case the difference in energy consumption as above for any billing cycle works out to be more than 4%/5%, it will be presumed to be on account of unwarranted/unauthorized use of electricity within the GHS and the GHS/ Developer/RWA shall be liable to pay for the difference in energy consumption over and above 4%/5% at the rate of energy charges as applicable for the highest slab under Domestic Supply (DS) category.
- (d) The distribution licensee shall raise bill for the energy difference over and above 4%/5% for each billing period on the GHS /Developer/RWA and the same shall be payable by the GHS/Developer/RWA. Late payment surcharge, as applicable, shall be leviable if payment is not made within

the due date. In case of non-payment of the bill for the energy difference for two consecutive billing cycles, supply to GHS may be disconnected from the single point energy meter (reference meter). The supply will be restored only after clearance of the dues for energy difference along with the surcharge and applicable reconnection charges.

2. In view of above, you are hereby served with this notice to exercise your option, within 2(two) months of the date of this notice, to either switch over to Single Point Supply by submitting an application to this office for conversion of supply to the 'GHS' to Single Point Supply or alternately you may continue with the individual connections to the members/residents, agree for installation of reference meter and pay the charges for energy difference as above. You may submit your Option/ Undertaking in the Form enclosed.

3. Please note that in case neither the application for conversion to Single Point Supply nor the undertaking as above is received from your end within two (2) months from the date of this notice it shall be presumed that you have opted for Single Point Supply and necessary action shall be taken by this office for conversion of supply of your GHS/Complex to Single Point Supply and thereafter supply to the GHS/Complex shall be as per said Regulations.

Sub Divisional Officer  
.....Sub-Division  
Uttar/Dakshin Haryana Bijli Vitran Nigam Ltd.  
.....

**Annexure 3**

From GHS/Developer/RWA

To Sub Divisional Officer,  
.....Sub-Division  
Uttar/Dakshin Haryana Bijli Vitran Nigam Ltd.

.....

Subject: Submission of Option/Undertaking in compliance of Regulations 4.2.2 of HERC (Single Point Supply to Employers' Colonies, Group Housing Societies and Residential or Commercial cum Residential Complexes of Developers) Regulations, 2013.

Dear Sir,

Please refer to your notice dated .....on the subject cited above.

2. We, hereby opt for conversion of supply to our GHS to Single Point Supply. The application in the prescribed form with complete details of the load as required for conversion of supply to Single Point Supply is enclosed.

OR

It is stated that we do not opt for Single Point Supply to our GHS/ Commercial cum Residential Complex. We opt to continue with the individual connections to the members/residents as well as for common services/other non domestic loads and hereby give our acceptance to the following:

- (a) The Distribution Licensee shall provide and install a single reference meter at the existing voltage level at the incoming supply point of the GHS at its own cost to measure consumption of electricity within the GHS
- (b) The readings of reference meter and all individual meters within the GHS shall be taken on the same day for each



billing cycle by the distribution licensee in the presence of the security guard and a representative, if any, of the GHS/ Developer/ RWA.

- (c) The total energy consumption of the electricity recorded at the incoming supply point of the GHS as per reference meter (say 'A') shall be compared with the total electricity consumption of all the members/employees residing in the GHS as per their individual meter readings plus the consumption for the common services /other non-domestic loads as per readings of relevant meters (say 'B') for each billing cycle. An energy difference of up to 4%, in case of supply up to 11 kV, and up to 5%, in case of supply at higher voltage, between 'A' and 'B', to be worked out as  $\{(A-B) \times 100\}/A$ , shall be permissible towards transformation and/or LT losses. In case the difference in energy consumption as above for any billing cycle works out to be more than 4%/5%, it will be presumed to be on account of unwarranted/unauthorized use of electricity within the GHS and the GHS/ Developer/RWA shall be liable to pay for the difference in energy consumption over and above 4%/5% at the rate of energy charges as applicable for the highest slab under Domestic Supply (DS) category.
- (d) The distribution licensee shall raise bill for the energy difference over and above 4%/5% for each billing period on the GHS /Developer/RWA and the same shall be payable by the GHS/Developer/RWA. Late payment surcharge, as applicable, shall be leviable if payment is not made within the due date. In case of non-payment of the bill for the energy difference for two consecutive billing cycles, supply to GHS may be disconnected from the single point energy meter

(reference meter). The supply will be restored only after clearance of the dues for energy difference along with the surcharge and applicable reconnection charges.

Dated:

(Authorised Signatory)

Seal of  
GHS/Employer/ Developer/RWA

**Method of Billing/apportionment of Energy/Maximum Demand recorded by Single Point Supply Meter for billing under Bulk Supply Domestic BS(D) category and Non Domestic (NDS) Category in case of office/commercial complexes situated within the GHS/Colony.**

1. In case of an office or other commercial complexes [other than covered under BS(D) Schedule] located within the GHS/Colony, the total energy consumption after allowing the rebate of 4%/5% as per Regulation 4.3 and the combined maximum demand for the GHS/Colony as recorded by Single Point Supply meter shall be apportioned for billing under BS(D) category and NDS category as per the method given below:

Let us assume:

- |      |  |   |              |
|------|--|---|--------------|
| i)   | Total domestic load inclusive of load of Lifts, water supply pumps and fire fighting pumps                   | : | $L_d$ kW     |
| ii)  | Total load of common facilities for the residents  | : | $L_c$ kW     |
| iii) | Total load of office/commercial complexes located within the GHS/Colony covered under NDS Schedule of tariff | : | $L_{nds}$ kW |
| iv)  | Total of domestic load and common facilities load  | : | $=(L_d+L_c)$ |
|      |  |   | $=L_{bs}$ kW |
| v)   | Total Energy Consumption recorded at the Single Point Supply Meter   |   | $EC$ kWh     |
| vi)  | Total Energy Consumption to be billed after allowing rebate of 4%/5%   |   | $EC_t$ kWh   |
| vii) | Combined maximum demand recorded at Single Point Supply Meter  |   | $MD_c$ kW    |

In case total load of common facilities i.e.  $L_c$  is more than 15/85 i.e. 17.64% of  $L_d$ , the load upto 17.64% of  $L_d$  shall only be considered as load of common facilities to be covered under BS (D) and the balance load shall be included in the NDS load. The modified values for  $L_c$ ,  $L_{bs}$  and  $L_{nds}$  shall accordingly be worked out as under:

- (i) Load of common facilities to be covered under BS(D) Tariff =  $L_{c(mod)} = 15/85$  of  $L_d$
- (ii) Total load to be covered under BS(D) Tariff =  $L_{bs(mod)} = L_d + L_{c(mod)}$
- (iii) Total load to be billed under NDS Tariff =  $L_{nds(mod)} = L_{nds} + (L_c - L_{c(mod)})$

2. Apportionment of total energy consumption, after allowing rebate of 4%/5%, and combined recorded maximum demand for working out energy consumption/maximum demand to be billed under BS(D) category and energy consumption to billed under NDS category shall be done as under:

- (i) (a) Energy Consumption to be billed under Bulk Supply (Domestic) Category when  $L_c$  is not more than 15/85 of  $L_d$   $\frac{EC_t \times L_{bs}}{(L_{bs} + 1.70 L_{nds})}$
- (b) Energy Consumption to be billed under Bulk Supply (Domestic) Category when  $L_c$  is more than 15/85 of  $L_d$   $\frac{EC_t \times L_{bs(mod)}}{(L_{bs(mod)} + 1.70 L_{nds(mod)})}$
- (ii) (a) Energy Consumption to be billed under NDS Category when  $L_c$  is not more than 15/85 of  $L_d$   $\frac{EC_t \times (1.70 L_{nds})}{(L_{bs} + 1.70 L_{nds})}$
- (b) Energy Consumption to be billed under: NDS Category when  $L_c$  is more than 15/85 of  $L_d$   $\frac{EC_t \times (1.70 L_{nds(mod)})}{(L_{bs(mod)} + 1.70 L_{nds(mod)})}$
- iii. (a) Maximum demand for Billing under BS(D) when  $L_c$  is not more than 15/85 of  $L_d$   $\frac{MD_c \times L_{bs}}{(L_{bs} + L_{nds})}$
- (b) Maximum demand for Billing under  $\frac{MD_c \times L_{bs(mod)}}{(L_{bs(mod)} + L_{nds(mod)})}$

$$\text{BS(D) when } L_c \text{ is more than } 15/85 \text{ of } L_d \quad (L_{bs(mod)} + L_{nds(mod)})$$

Where 1.70 is the factor to account for higher load factor for non domestic load (17%) as compared to load factor of Domestic Load (10%). Due to Load factor of BS(D) and NDS load being different, it is appropriate that For apportioning total energy consumption in the ratio of BS(D) load and NDS load, the NDS load is notionally increased by a factor, to be worked out as (load factor of NDS) / (load factor of BS(D) load). If load factor for NDS is taken as 17% and for BS(D) as 10%, this factor works out to 1.70.

3. Total electricity charges for BS(D) load and NDS load shall be worked out as under:

a) For BS(D) load

- (i) Energy Charges = Energy consumption as at 2(i) × energy charges for BS(D)
- (ii) Fixed Charges = Maximum demand as at 2(iii) × fixed charges per kW for BS(D)
- (iii) Total Electricity Charges = a(i) + a(ii)

b) For NDS load

- (i) Energy Charges = Energy consumption as at 2(ii) × energy charges for NDS
- (ii) Fixed Charges = Total NDS load i.e.  $L_{nds}$  or  $L_{nds(mod)}$  × fixed charges per kW for NDS
- (iii) Total Electricity Charges = b(i) + b(ii)

### EXAMPLE 1( Single Point Supply at 11 kV)

Let us assume:

a.	Total Domestic load including load of lifts, water supply pumps and fire fighting pumps	85 kW
b.	Load of common facilities for residents	14 kW
c.	Total load under BS (D) category (a+b)	99 kW
d.	NDS Load	40 kW
e.	Total energy consumption for the month as per Single Point Supply meter	12000 kWh
f.	Total energy consumption to be billed after allowing 4% rebate in energy consumption as per clause 4.3	11520 kWh
g.	Combined recorded maximum demand for the month	80 kW

- i. Energy consumption to be billed under BS(D) =  $\frac{11520 \times 99}{(99 + 1.7 \times 40)}$   
= 6829 kWh
- ii. Energy consumption to be billed under NDS = 11520 – 6829  
= 4691 kWh
- iii. Maximum demand for billing under BS(D) =  $\frac{80 \times 99}{99 + 40}$   
= 56.97 ≈ 57 kW
- iv. Total Electricity charges for BS (D) load = 6829 × 3.90 + 57 × 50  
= Rs. 29483
- v. Total Electricity charges for NDS load = 4691 × 5.50 + 40 × 130  
= Rs. 31000
- vi. Total Energy bill for the GHS/Colony = 29483 + 31000  
= Rs. 60483

## EXAMPLE 2 (Single Point Supply at 11 kV)

Let us assume:

a.	Total Domestic load including load of lifts, water supply pumps and fire fighting pumps i.e. $L_d$	170 kW
b.	Load of common facilities for residents i.e. $L_c$	50 kW
c.	NDS Load i.e. $L_{nds}$	70 kW
d.	Total energy consumption for the month as per Single Point meter	23000 kWh
e.	Total energy consumption to be billed after allowing 4% rebate as per clause 4.3	22080 kWh
f.	Combined maximum demand	175 kW

As the load of common facilities for the residents is more than 15/85 of domestic load of 170 kW, the load of common facilities i.e.  $L_c$  shall be taken as 15/85 of 170 i.e. 30 kW and the balance load of 20 kW (50 – 30) of common facilities shall be included in the NDS load.

Therefore, in this case domestic load, load of common facilities and NDS load for the purpose of billing shall be modified as under:

$$L_d = 170 \text{ kW}$$

$$L_{c(mod)} = 30 \text{ kW}$$

$$L_{bs(mod)} = (170+30)=200 \text{ kW}$$

$$L_{nds(mod)} = 70 +(50-30) = 90 \text{ kW}$$

- i. Energy consumption to be billed under BS(D) =  $\frac{22080 \times 200}{(200 + 1.7 \times 90)}$   
= 12510 kWh
- ii. Energy consumption to be billed under NDS = 22080 – 12510  
= 9570 kWh
- iii. Maximum demand for billing under BS(D) =  $\frac{175 \times 200}{(200 + 90)}$   
= 120.7  $\approx$  121 kW
- iv. Total Electricity charges for BS (D) load = 12510  $\times$  3.90 + 121  $\times$  50  
= Rs. 54839
- v. Total Electricity charges for NDS load = 9570  $\times$  5.25+ 90  $\times$  130  
= Rs. 61942
- vi. Total Energy bill for the GHS/Colony = 54839+61942  
= Rs. 116781

