



**THE UTTAR PRADESH ELECTRICITY REGULATORY COMMISSION**

**LUCKNOW**

**Petition No. 2206 of 2025**

**QUORUM**

Hon'ble Shri Arvind Kumar, Chairman

Hon'ble Shri Sanjay Kumar Singh, Member

**IN THE MATTER OF**

Petition under Section 86(1)(k) and 142 of the Electricity Act, 2003; read with Regulation 57 and 59 of UPERC (Conduct of Business) Regulations, 2019; read with Clause 4.9 and 9.5 of the Uttar Pradesh Supply Code 2005; seeking direction in respect of the status of the Project in term of the 13th Amendment for waiver of the requirement of conversion of existing single point connection to multi point connection in the multi-story buildings developed by the Petitioner along with enhancement of existing 19.8 MVA/33kV single point connection to 35 MVA/132kV supply at GSS-01, Sector 128, Noida in Jaypee Wish Town, Noida as well as directions for approval of connection in the name of Jaypee Infratech Ltd. of 9.7 MVA/33 kV supply at GSS-02 sector 134 Noida.

**AND**

**IN THE MATTER OF**

**Jaypee Infratech Limited,**

(Through its Authorised Representative), Sector 128, Jaypee Wishtown, Noida - 201304.

.....Petitioner

**VERSUS**

**1. Pashchimanchal Vidyut Vitran Nigam Ltd.,**

(Through its Managing Director), Urja Bhawan, Victoria Park, Meerut, Uttar Pradesh - 250001.

**2. Uttar Pradesh Power Transmission Corporation Ltd.,**

(Through its Managing Director), Shakti Bhawan Extension, 14- Ashok Marg, Lucknow - 226001.

.....Respondents

by





### THE FOLLOWING WERE PRESENT

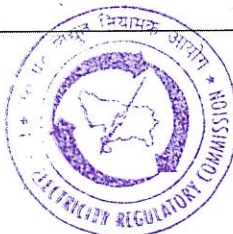
1. Shri Divyanshu Bhatt, Advocate, Petitioner
2. Shri Shashwat Singh, Advocate, Petitioner
3. Shri Shailesh Kumar Sharma, EE, PVVNL
4. Shri R.K. Singh, DGM, Jaypee Infratech Ltd.

### ORDER

(DATE OF HEARING: 10.06.2025)

1. The Petitioner, Jaypee Infratech Ltd., is a company incorporated as a 'Special Purpose Vehicle' (SPV) to implement the concession agreement, which also provided for the right to develop 25 million sq. mtrs. of land along the Yamuna Expressway at 5 locations for residential, commercial, amusement, institutional and educational purposes. The Petitioner has developed Jaypee Greens Wish Town along the Noida-Greater Noida Expressway and is responsible for its management.
2. The Petition has been filed seeking directions that the Petitioner's Project is not required to convert its single point connection to multi point connection in terms of the directions of this Commission issued, vide its Order dated 17.05.2019, or alternatively exempt the Petitioner's Project from complying with the requirement of converting its single point connection to multi-point connection by exercising the Commission's powers under Clause 9.5 of the Supply Code, 2005. The Petitioner has also sought directions for the Respondents to supply an additional quantum of 9.7 MVA at 33kV at GSS-2, Sector 134 to the Petitioner's Project at Single Point.
3. In its Order dated 02.05.2025, the Commission, while accepting the UPPCL's request seeking adjournment, granted further three weeks to the Respondents to make their written submission in the matter. Thereafter, one week time was granted to the Petitioner to file the rejoinder.
4. A written submission dated 26.05.2025 has been made by the Executive Engineer, EUDD-V, Noida on behalf of the Respondents wherein, he has submitted the facts of the matter starting from the transfer of land in question for the development of an integrated township in Sectors 128, 129, 131, 133 & 134 by Noida Development Authority to M/s Jaypee Infratech Ltd. vide letter No. NOIDA/मु0वा0नि0/2015/774 dated

by







20.02.2015. Condition number-9 of this letter states that the working agency will have to establish a network of 220 kV potential as provided in Clause No. 3.2 (iii) of Electricity Supply Code, 2005 from the proposed 400 kV power substation in Sector-148, Noida and also to develop a technically capable internal network for the required power load of 83 MW + 86 MW = 169 MW, the entire expenditure of which will have to be borne by the working agency M/s JP Infratech Ltd.

5. It has been submitted that for supplying the said load, M/s JP Infratech Ltd. was required to construct 02 grid sub-stations (GSS-1 & GSS-2) for setting up power system in the township (JP Wishtown).
6. It has also been submitted that for the GSS-1, M/s JP Infratech Ltd. was sanctioned 12100 kVA load at 132 KV single point on 28.08.2009 by SE, EUDC, Noida, which was to be energized from 220/132 kV substation, Sector-129, Noida. CE(TW), UPPTCL had allowed this load to be further increased to 35 MVA for their future demand on 27.04.2011. As per the submission, M/s JP Infratech Ltd. had deposited 132 kV "Bay" charges of Rs. 79.67 lakh on 20.06.2012.
7. It has further been submitted that EE, ETD-I, Noida had provided an estimate to M/s Jaypee Infratech Ltd on 23.05.2018 for Rs. 13.83 crore for the construction of 132 kV underground line, which was not deposited by them. As further submitted, M/s Jaypee Infratech Ltd. had requested EE, EUDD-V, Noida on 13.09.2024 to provide the revised/updated estimate. The transmission Division, as per the submission made by the Respondent, provided a revised estimate of Rs. 15.16 crores on 18.10.2024, which was subject to the approval of Technical Work Committee, Lucknow. M/s Jaypee Infratech Ltd., on 24.01.2025, had given its consent to deposit the revised estimate of Rs. 15.16 crore.
8. It is further submitted that presently the estimate of Rs. 15.16 crore for single point 35 MVA load at 132 kV voltage from 220 kV Electrical Substation, Sector-129, Noida is awaiting approval by TWC (Technical Working Committee). During the hearing Director (Work & Project), UPPTCL submitted before the Commission that the proposal has been cleared by the TWC and the same shall be put up before the Board of Directors for approval, meeting of which is scheduled for 17<sup>th</sup> June 2025.

57.





9. It has further been submitted that for GSS-2, Superintending Engineer, EUDC, Noida had granted approval for 71.0 MW at 220 KV single point on 04.03.2011 however, in view of the possibility of delay in feeder construction and energization at 220 KV voltage, permission was granted on 16.03.2011 to issue 9700 KVA load at 33 KV single point from 220/33 KV substation Sector-129 on completely temporary basis (Adhoc Basis). As further submitted, the load of this connection was increased to 15000 kVA on 18.05.2017 and further to 19800 KVA on 18.05.2022 by Chief Engineer (Distribution), Noida.
10. The Commission observed that the submissions made by the Executive Engineer, EUDD-V, Noida do not make any mention about the estimate provided by the Respondents to M/s Jaypee Infratech Ltd. for the construction of the above 220 kV transmission line. The submissions have been made merely on the facts and nowhere has the Respondent expressed any reservations on the prayers made by the Petitioner or alternatively provided his consent on them.
11. It has further been submitted that M/s Jaypee Infratech Ltd. had applied for issuance of 9.7 MVA load at 33 kV single point on the Nivesh-Mitra Portal on 09.10.2024 to meet the load growth of its township. The Chief Engineer, Noida has expressed his reservations for sanctioning this connection citing two factors, besides condition number-9 of the letter issued by Noida development Authority, which are as follows:
- Even after the passage of nearly 14 years, the 132 kV line was not constructed by the unit nor was the desired estimate amount deposited.*
  - In view of the statutory guidelines given by the Hon'ble Electricity Regulatory Commission to provide multi-point connection to multi-story buildings, it would not be fair to grant 9.7 MVA single-point commercial connection at 33 kV voltage to the unit.*
12. The Commission observes that 13<sup>th</sup> Amendment to the Electricity Supply Code, 2005 and subsequent Orders of the Commission in this regard mandate expressly that all new electricity connections in residential multistorey buildings shall be released on

by







multi-point and therefore the Petitioner's electricity connection being that of a township does not fall within the ambit of the 13<sup>th</sup> Amendment.

13. The Commission feels that the Petitioner has been taking undue advantage of the temporary relief granted by SE, EUDC, Noida who allowed release of 9700 KVA load at 33 KV single point on completely temporary basis on 16.03.2011. The load of this connection was increased to 15000 kVA on 18.05.2017 and further to 19800 KVA on 18.05.2022 but neither the Discom officers nor the Petitioner bothered to strive for the construction of the proposed 132 kV line and consequently, even after a period of 14 years the estimate lies undeposited and the entire township is still drawing power from a single 33 kV line.
14. The Petitioner has now prayed for another 9700 kVA load at 33 KV single point for the same township based on the same pretext and the Respondents in their written submission have not raised any objection with regard to the supply voltage as long as the connection is released on multi-point.
15. The Commission directs the Respondents to provide the final approval for the estimate of 132 kV line to the Petitioner within a week, who will deposit the same within 15 days. The Respondents shall also provide Petitioner the estimate for the 220 kV line to be constructed for GSS-2 within two weeks. The Respondents shall file the compliance affidavit within three weeks of the issuance of this Order.
16. The licensee, may allow the release of requested 9700 kVA load at 33 KV single point on temporary basis but only after the estimate for the 132 kV line of GSS-1 is deposited by the Petitioner.
17. List the matter for next hearing on 22.07.2025.

  
(Sanjay Kumar Singh)  
Member



  
(Arvind Kumar)  
Chairman

Place: Lucknow

Dated: 20.06.2025