



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

54.





THE FOLLOWING WERE PRESENT

1. Shri Satyendra Kumar, SE, UPPTCL
2. Shri Amarjeet Singh Rakhra, Advocate, PVVNL
3. Shri R.K. Singh, DGM, Petitioner
4. Shri Divyanshu Bhatt, Advocate, Petitioner
5. Shri Prakhar Shukla, Advocate, Petitioner

ORDER

(DATE OF HEARING: 26.08.2025)

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 developed Jaypee Greens Wish Town along the Noida-Greater Noida Expressway and was 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 24.07.2025, the Commission had directed the Petitioner to file an affidavit in regard to their load requirement within 3 days and had further granted 3 weeks' time to PVVNL to file their response.
4. An additional affidavit dated 25.07.2025 was filed by the Petitioner wherein it had been submitted that its total power requirement at the time when the Project was envisaged was 169 MW (GSS1 and GSS2 combined) which now stands reduced to 105

by





MW on account of the Petitioner having to lease out a major portion of the land of its Project, and the leased portions mostly obtaining their power supply independently from PVVNL. It has been further submitted that for GSS-2, the Petitioner was sanctioned 71 MW on a 220 KV line on dated 04.03.2011 and if the Hon'ble Commission opines that the Petitioner ought to construct another line to feed its GSS-2 substation, then the Petitioner may be permitted to construct a 132 KV line instead of the earlier sanctioned 220 KV line thereby 2 No. 132 KV lines together feeding upto 160 MVA power for the Project.

5. A written submission dated 22.08.2025 has also been filed by the Respondent wherein they have merely reiterated the facts of the matter without expressing either their consent or objection to any of the submissions made by the Petitioner. It has further been submitted that Terms and Conditions (TC) for the 9700 KVA new connection on a 33 KV Independent Feeder has already been offered to the Petitioner, whose payment has also been made by the Petitioner.
6. During the present hearing, the Commission enquired from the Petitioner about the provisions that exist in the lease agreements with respect to the electricity connection and also the development of their electrical infrastructure. The Commission further enquired from the Petitioner whether the charges for the development of the electrical infrastructure of the entire township including the costs of 132 kV and 220 kV substations of GSS-1 and GSS-2 had been included in the development charges recovered from the existing allottees. The counsel for the Petitioner sought time for submission of the required information.
7. The Commission directed the Petitioner to file a detailed affidavit within four weeks' time furnishing the following:
 - (i) The original and the revised power distribution plans of the township, before and after the leasing of the land parcels along with the proposed changes and their financial implications.
 - (ii) The locations of the land parcels, which have been leased out, clearly marked on the site map.





(iii) Salient clauses under the lease agreements capturing the electricity supply & electrical infrastructure development related issues and the present status of their electricity connection.

(iv) An undertaking in respect of whether the charges for the development of the electrical infrastructure of the entire township including the costs of 132 kV and 220 kV substations of GSS-1 and GSS-2 had been included in the development charges recovered from the existing allottees or not.

8. The Commission directed that PVVNL should also take a considered stand regarding the prayers made by the Petitioner and its implications on their infrastructure and file their submission duly approved by corporate headquarter within two weeks' of filing of the affidavit by the Petitioner.

9. The next date of hearing is scheduled on 07.10.2025.


(Sanjay Kumar Singh)
Member




(Arvind Kumar)
Chairman

Place: Lucknow

Dated: 29.08.2025