

The Convenor  
Committee on the Electrical system on changing to individual connection  
PCGHS Ltd (through WhatsApp)

Date:27-09-2021

SUB: Providing Consent for Direct Metering System for Electric Supply to Individual Flats

Respected Madam

I, Sri Pradip Sarma, Spouse of member and Resident of A-106, would like to take the privilege of writing directly to you in reference to the report placed in Pragjyotishpur Official WhatsApp group some time back followed by a consent form for Direct Metering system

As suggested by Col Mathur, Member in the Committee, I have tried to gather some understanding on the issue exploring pros-n-cons of the proposed system vis-à-vis the existing system before deciding on the Consent. While some of the issues have been made clearer through various interaction would like to have certain clarification before deciding on the Consent.

1. Is the consent Reversible?
  - a. If YES, then how and when?
  - b. If No, then we would prefer to seek clarity on the following
2. What is the present system of supplying and billing of electricity to all the flats, shop, presswala, Common facilities
3. What is the present load we are using which is supposed to have been certified by the Architect while taking Single point Connection in March 2000?
4. Will the Society need to replace the existing system of providing back up power to each flat through Generator as provided for in point 14(5) of DERC Notification and required to incur additional cost
5. Will the New connections to the Flats and Common area be Three Phase or Single Phase
6. Will the Society need to spend money construct ventilated housing to provide suitable access to the Licensee to take meter readings
7. Will BSES provide option for installation of meters
  - a. Normal Meters procured by self
  - b. Prepaid meters
  - c. Smart meters
  - d. Remote reading meters
    - i. If so, at what cost and how will BSES accommodate the same?
8. Will the load of maintenance of electrical facilities shift in case of change over and if so to what extent?
9. If we opt for 4 kVa, as suggested in the report, which converts to 3.2 kW
  - a. How many ACs (normally many of us have one 2 Ton and two 1.5 Ton ACs) can be run at a particular point of time with the above load along with normal lights, Fans, Fridge, TVs, Microwave, OTGs, Air Fryers, Washing Machines etc?
  - b. Can we increase or decrease the load at a later date with facilities intact?
10. Is the load supposed to be chosen by us or will be allocated based on our overall usage capacity installed in the flats?
  - a. If it is to be allocated then what should be the ideal and cost effective load we should apply for?
  - b. Once allocated shall we be able to use more than the allocated load in case of requirement like we are doing now from the common pull?
11. The report says that only ₹ 3600/- towards refundable security for 4 kVa and a onetime Inspection charge of ₹ 200/- is the liability of each flat for changing over to the new system.
  - a. Do we consider this to be the FINAL COST for each flat for the changeover?
  - b. What will be the financial load if we opt for 5 kW, 6 KW OR 8 kW of load?

- c. Presently the transmission into the flat is controlled through a 40 Amp Double MCB for all the circuits inside the flat controlling 9 Numbers of Power Circuits and 5 Numbers of Light/Fan Circuits with individual single MCBs (allowing usage of a total of 220 Amp of Current)
  - i. Shall we need to change the Master MCB to a Higher/Lower capacity?
  - ii. Shall we also need to change the loads by Reducing Number of Circuits and of individual circuits for adjusting to the new Load capacity provided through direct metering?

12. WIRING

- a. Will the existing wiring in the flat work or shall need to make some changes in line with point '7' of DERC Notification
  - b. Will all individual flats need to provide separate earth provisions
13. Since no expenses are indicated for BSES to provide Direct Connection to 140 individual flats and to Common Area although Item 14 (7) of DERC Notification says the equipment if required will be supplied by the Licensee at NO COST TO THE LICENSEE)
- a. Do we take it for granted that the existing facilities like Transformers, Cables MCCBs, Control panels ( other than individual meters) etc will suffice for the purpose, if no
    - i. Will BSES replace and install new equipment at BSES cost?
    - ii. Shall we need to deposit some amount as security for the new equipment required to be installed by BSES?
    - iii. Will the society get any compensation for the existing equipment in case they are required to be replaced?
      - 1. If so how much?
      - 2. In case consent is less than 2/3<sup>rd</sup> of the strength will there be any additional financial impact on the members opting for the changeover?
      - 3. What will happen to the members who don't opt for the changeover?
      - 4. How will be the billing system be for members who don't opt?
  - b. For separate connections to Society for Common services any there appears to be some additional cost then
    - i. Who will bear such cost
      - 1. BSES?
      - 2. Society? ( means all the members)
      - 3. Members who have opted for the change?
      - 4. Members who haven't opted for the change?
    - ii. What is the load designed for Common facilities?
    - iii. Will a single meter work for all the common facilities
    - iv. What will be the Security Deposit for Common Connection?
14. In the Official group through a post it is learnt that in the individual connection we shall be billed with
- a. Fixed Charges on the Load allotted to us at per kVa/kW rate
  - b. Energy Charges on the units consumed by us on following slabs
    - i. @ ₹ 3.00 per unit for 0-200 units
    - ii. @ ₹ 4.50 per unit for 201-400 units
    - iii. @ ₹ 6.50 per unit for 401-800 units
    - iv. @ ₹ 7.00 per unit for 801-1200 units
    - v. @ ₹ 8.00 per unit for 1201 and above units
  - c. Till what time these rates are valid?
  - d. Are these the effective rates for billing
    - i. If YES, No queries
    - ii. If NO, What are the effective rates

15. In the present system if the Flat is locked for a longer period and the main connection is switched off then we have to pay ZERO bill towards electricity consumption as the meter reading comes out as ZERO consumption except for Common area.
  - a. Will the same system continue or there shall be some change?
    - i. If it changes then will it be a downward or upwards revision?
16. ON ELECTRICITY SUBSIDY Scheme (Not mentioned in DERC Guidelines)
  - a. Is the subsidy scheme applied presently is LIFE TIME or may change on change of Government?
  - b. How will the subsidy payment differ vis-à-vis present system?
    - i. Is there any other alternative to get billed in line with Slab wise tariff provided by BSES for Individual connection without changing over from the present Single Point system where at all levels of consumption the tariff remains same at ₹ 4.5 per unit?
  - c. Is the subsidy dependent on the Connected Load or is free for all loads?

Electronic copies marked to

- 1] MC - PCGHS Ltd through email
- 2] Col Pradeep Mathur, Member Secretary- through email
- 3] Mr Riku sarma-Member- through WhatsApp
- 4] Ms Nasreen-Member- through WhatsApp
- 5] Mr Prateek Barua- member-through email

Regards  
Pradip Sarma  
A-106