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BANGALORE ELECTRICITY SUPPLY COMPANY LIMITED

Email : cebraz@bescom.co.in

Ph. No. 080 23500117

No. CEBRAZ/SEO/AEE-1/24-25/

Encl:

9111-14



Office of the

Chief Engineer Ele, BRAZ

No.1-4, IT Park, 5th Floor, KSIIIDC

Building, Rajajinagar Industrial Estate,

Rajajinagar, Bengaluru- 560 044,

E-mail: cebraz@bescom.co.in

Date: 18 MAR 2025

M/s LGCL new Life Villa Owners Co-operative Society Limited,  
rep by Sri. Anantha Prabhu (vice president) & others (owners)  
Choodasandra Village,  
Sarjapura Hobli Anekal Taluk

App. no :- 9777679

Dt :- 28/11/25

Sir,

**Sub:** Arranging LT power supply to an extent of 686 KW (807KVA) + 88 HP to the proposed residential Row villas in favour of M/s LGCL new Life Villa Owners Co-operative Society Limited, rep by Sri. Anantha Prabhu (vice president) at Choodasandra Village, Sarjapura Hobli Anekal Taluk.

**Ref:** 1. SEE, RMGC Lr No. SEE/RMGC/EE(O)/AEE/24-25/11857-58 dtd 07-03-2025  
2. Proceedings of the Karnataka Real Estate Regulatory Authority dated:22-02-2024

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With reference to the above subject, as per the recommendations of the Superintending Engineer Ele., Ramanagara circle vide ref(1), power sanction is here by issued for arranging LT power supply to an extent of 686 KW (807KVA) + 88 HP, to the proposed residential Row villas in favour of M/s LGCL new Life Villa Owners Co-operative Society Limited, rep by Sri. Anantha Prabhu (vice president) at Sy.No 11, 12 & 13/1, Choodasandra Village, Sarjapura Hobli Anekal Taluk, under self execution, subject to the following conditions:

The power supply is arranged as follows

**Regular source:**

**Feeder details:** F-7 Huskur Feeder which is having a peak load of 260 Amps with Coyote & Rabbit ACSR conductor.

**Station details:** 220/66/11 KV Naganathapura MUSS, which is having a peak load of 43.5 MW with installed capacity of Power transformer is 2x31.5 MVA + 1x20MVA.

The following works are proposed under self execution:

**BESCOM portion.**

- Reconductoring of F-7 Huskur Feeder from existing Rabbit ACSR by Coyote ACSR conductor to a distance of 0.7 Kmtrs with Intermediate poles.

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- (2)
- Tapping the existing 11Kv line of F-7 Huskur Feeder by providing 11mtr spun pole along with 01 set of 400Amps D/B GOS and extend the 11 Kv line by laying 3x400 sq.mm XLPE UG cable for a distance of 100mtrs.
  - Provide 2 Nos of 4 way compact RMU (2OD + 2VL) at the entrance of the layout & inside the proposed layout.
  - Extend the 11 KV line inside the layout by using 3x240sqmm XLPE HT UG cable to a distance of 400mtrs.
  - Extension of LT line inside the layout using 3.5x240 sq.mm LT UG cable for a distance of 1.8 Km
  - Provide 11 Nos of 12 way LT feeder pillar boxes at various locations.
  - Extend the 4x16 sq.mm LT UG cable for a distance of 5.5 kms.
  - Providing 50 Nos of LED street lights points with 02 no's of automatic control switches by using 10 sq.mm LT UG cable.
  - Providing 2X500 KVA 5 star rated cable entry type distribution transformers using 6x4x4 RCC concrete bed.

The total cost of the estimate is Rs 1,20,94,644/- (Total Rupees one crore twenty lakh ninety four thousand six hundred and forty four only)

The each villa comprises of GF+ 02 upper floors+ Terrace floor and the Plan is sanctioned by Bangalore Development Authority vide no 03/2014-15 dated 17-05-2014 and the layout area is 09 acres 19 guntas with 120 Row Villas:

The Load details and 2 MMD are as follows:

Villa	No of connection	Load in KW/ flats	Total load in KW	Tariff	Rate per KW	Rate for one connection	Total amount
Row Villas (EWS unit)	12	3	36	LT-1	770	2310	27,720
Row Villas	108	5	540	LT-1	772	3860	4,16,880
Street light	1	10	10	LT-1	771	7710	7710
Drainage water treatment plant	1	88 HP	88HP	LT-5	939.2 per HP	82,650	82,650
EV charging points	2	15	30	LT6-c	914	13,710	27,420
Club house	1	70	70	LT-3	1886	132020	1,32,020
<b>Total</b>	<b>125</b>		<b>686 KW + 88HP</b>				<b>Rs.6,94,400/-</b>

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1. The appropriate tariff shall be applicable as per prevailing KERC tariff order 2024 for BESCOM.
2. In future, if the load exceeds 7500 KVA, as per the notification No. Y/01/2004 dated 12.01.2006 of KERC Regulation 2004, its amendment clause 3.2.4., the developer/applicant shall provide space for erection of sub-station and also bear the entire charges of such sub-station and associated lines/equipments.
3. The applicant shall construct 11 KV HT and LT lines inside the premises as per the estimate and execution of work as per the BESCOM standard practice under self-execution.
4. You have to execute the works as per approved estimate under self-execution through a class-1 Licensed Electrical Contractor, under the supervision of BESCOM/KPTCL.
5. The applicant shall use Energy efficient LED lights with Auto timer switches for street lights inside the premises for security purpose.
6. The materials procured shall be in accordance with the IE/BESCOM/KPTCL specifications and the materials shall be got inspected by **The Superintending Engineer Ele.**, before procurement. The copies of the invoices / bills of the materials purchased shall be submitted as a proof of purchased from the approved vendors / dealers.
7. You have to pay the following amounts through DD, drawn in favour of AEE, BESCOM, **Veerasandra sub division** within "90 days from the date of this Power sanction" and Electrical inspectorate charges to DEI, Govt. of Karnataka.
  - a) Rs.6,03,982/- (Total Rupees six lakh three thousand nine hundred and eighty two only) towards Supervision charges@ 5% of estimate cost of Rs.1,20,79,644/- (Excl'd escom establishment cost and DEI charges)
  - b) Rs. 54,358/- (Total Rupees fifty four thousand three hundred and fifty eight only) towards CGST @ 9% on Supervision charges.
  - c) Rs. 54,358/- (Total Rupees fifty four thousand three hundred and fifty eight only) towards SGST @ 9% on Supervision charges.
  - ✓ d) Rs. 20,000/- (Total Rupees twenty thousand only) towards cable testing charges.
  - e) Rs. 1800/- (Total Rupees one thousand eight hundred only) towards 9% CGST
  - f) Rs. 1800/- (Total Rupees one thousand eight hundred only) towards 9% SGST
  - ✓ g) Rs. 8160/- (Total Rupees eight thousand one hundred and sixty only) towards RMU testing charges.
  - ✓ h) Rs. 734/- (Total Rupees seven hundred and thirty four only) towards 9% CGST on RMU testing.

*[Signature]*

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(4)

- i) Rs. 734/- (Total Rupees seven hundred and thirty four only) towards 9% SGST on RMU testing.
- j) Rs. 2000/- (Total Rupees two thousand only) towards transformer testing charges (1000 per DTC).
- k) Rs. 180/- (Total Rupees one hundred and eighty only) towards 9% CGST on transformer testing charges.
- l) Rs. 180/- (Total Rupees one hundred and eighty only) towards 9% SGST on transformer testing charges.
- m) Rs. 6,94,400/- (Total Rupees six lakh ninety four thousand four hundred only) towards 2 MMD under LT-1, LT-3, LT-5 & LT6-C (App ID:9777679)

- 8. KPTCL works such as providing switch gear, breakers, CT replacement etc., separate approval shall be obtained from KPTCL authority and necessary amount shall be paid.
- 9. The Distribution system with connected equipments shall be handed over to BESCOM after completion of Works.
- 10. The major materials like Transformer, ACSR conductor, Metering cubicle, HT UG cable etc., shall be procured from the BESCOM approved vendors and other materials may be procured from authorized dealers /approved vendors. You have to use only Polymer insulators as per the corporate circular no. BESCOM/BC-9/CGM [CA]/DGM[CA-3]/F-752/13-14/CYS-113 dtd 29-8-13.
- 11. Guarantee shall be furnished for a period not less than one year for the materials used for the works. Guarantee for period not less than one year for the quality of work carried out from the date of taking over the lines and equipment's by BESCOM.
- 12. Approval of the Electrical Inspectorate shall be obtained for the electrical equipments and lines before Commissioning as per the KERC norms.
- 13. An Undertaking shall be obtained from the owners association stating that BESCOM is not responsible in whatsoever manner regarding any legal disputes that may arise at later stage between owners/developers/association.
- 14. Any modification in the existing system shall be at the cost of developer with prior approval of the competent authority. Suitable safety clearance shall be maintained for the Electrical lines in accordance with the IE rules.
- 15. The indemnity bond shall be obtained if the applicant is not the owner of the premises.
- 16. NOC from concerned authority (PGCIL/KPTCL) shall be obtained whenever EHV lines pass in the premises.
- 17. The materials released (as shown in credit Estimate as per the 7th Schedule) shall be returned to the concerned BESCOM stores.



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18. You should abide to the condition, where dry type transformers, cable entry type transformers, compact sub stations are provisioned In the estimate/used in the field procured by the prospective consumer for self execution works, the equipment shall be maintained for the entire life time by the consumer.
19. You should abide to the conditions of supply as per prevailing electricity Act in force with subsequent amendment.
20. The payment certificate duly signed by the Assistant Executive Engineer, **Veerasandra sub division** shall be sent to this office for issuing Technical sanction to the estimate.
21. Any delay in making payment, not fulfilling the above conditions within 90 days, the power sanction/Application deemed to have been cancelled as per the conditions stipulated in the KERC Amendment vide clause No. 4.03 (ii). The registration cum processing fee paid shall stand forfeited.
22. Any lines of BESCOM/KPTCL is passing over the applicant's premises, the same shall be shifted by the applicant himself under self execution as per BESCOM/KPTCL norms.
23. You have to pay any variation / difference of charges payable to BESCOM/ KPTCL in future as per KERC subsequent amendments.
24. As per KERC notification No: ಕೆಇಆರ್‌ಪಿ/ಸಿಬಿಎಸ್/ಡಿಡಿಡಿ/1/2018-19/908, ಬೆಂಗಳೂರು ದಿನಾಂಕ 22-10-2019 you have to reserve the space for installing at least 2 electric charging points and space for 2/3 /4 wheeler vehicles parking space In your premises.

**NOTE:** For any 765/400/220/66/11 KV lines passing adjacent/ nearby/on the premises, mandatory clearance certificate should be obtained from the competent authority by the developer / concerned EE of BESCOM before servicing of the installation. In case of any deviation in this regard, the concerned officers will be held responsible.

Yours faithfully,

  
Chief Engineer Electy., 18/3  
BRAZ, BESCOM

**Copy to:**

1. The Superintending Engineer Ele., C, O & M, Ramanagara circle, BESCOM, B'lore.
  2. The Executive Engineer Ele., C, O & M, **Chandapura Division**, BESCOM- B'lore.
  3. The Asst. Exe. Engineer Ele, C, O&M, BESCOM **Veerasandra sub division** to furnish the details of Payments made within three days from the date of payment by the applicant.
- AEE-1/MF/OC