

**BEFORE THE HARYANA ELECTRICITY REGULATORY COMMISSION  
BAYS No. 33-36, SECTOR-4, PANCHKULA- 134112, HARYANA**

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**DATE OF HEARING** : 28.09.2020  
**DATE OF ORDER** : 09.10.2020

**IN THE MATTER OF:**

Suo Motu Order for removal of difficulty under Haryana Electricity Regulatory Commission (Single Point Supply to Employers' Colonies, Group Housing Societies and Residential or Residential cum Commercial/ Commercial Complexes of Developers and Industrial Estates/ IT parks/SEZ) Regulations: Providing Standard Billing formats.

Present Sh. B.S. Kamboj, XEN/RA UHBVN Panchkula,

Quorum

**Shri D.S. Dhesi, Chairman**  
**Shri Pravindra Singh, Member**  
**Shri Naresh Sardana, Member**

**ORDER**

**Background of the case**

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, Haryana Electricity Regulatory Commission (Single Point to the Employers Colonies, Group Housing Societies and Residential or Residential cum Commercial/ Commercial Complexes of Developers and Industrial Estates/IT parks/ SEZ) Regulations, 2020 (hereinafter referred as 'Single Point Regulations, 2020') were notified on 22 April 2020.

In reference of above Single Point Regulations, 2020, it was observed that in absence of standard billing formats, the societies/ RWAs/

colonizers are charging non-uniformly from the individual residents under the single point supply connection which is in contravention of provision of the Regulations, causing unnecessary hardship to the residents/consumers. It was also observed that electricity charges for common recreational facilities/services such as common room, society office, street lighting, sewage treatment plant, ventilation system, common/parking areas etc. are not being metered and charged arbitrarily using different methods by RWA/Developers whereas the Commission has directed in various orders as under:

1. Electricity Bills to individual consumers residing in the colony/complex be rendered on the format approved by the Commission as per tariff approved by the Commission for respective category of consumers.
2. Common area maintenance charges (CAM/backup supply charges) should not be clubbed with the licensee's charges and connection may not be disconnected in case the consumer has paid the charges for grid supply.

Taking cognizance of the above, the Commission finds it appropriate to remove practical difficulties to such extent of implementation of Single Point Regulations, 2020. Therefore, the Commission in public interest acting Suo Motu proposed standard billing formats as Annexure-A & B for collecting the Electricity Supply Charges and Common Area Electricity (CAE) Charges including generator backup supply charges respectively by the developers/RWAs.

The Charges to be recovered under CAE Charges are proposed to be calculated in (Rs/Sq. ft) considering the total bill of common recreational facilities/services (in Rs)/ Total covered area (Sq. ft) and then the same be charged to individual/users according to their Flat/Plot area on proportional basis.

Further, RWA/Developers shall issue two bills (Annexure A & B) i.e. one for grid supply only and other for common area electricity charges including backup supply etc. separately and to comply with other obligations as per the relevant Regulations

### **Proceedings:**

In order to finalize standard billing formats according to the provisions specified in the Single Point Regulations, 2020, a discussion paper was prepared and hosted on Commissions website for inviting comments of Haryana Power Utilities, Stakeholders, RWAs/ Colonizers, organizations and general public. Public hearing in the matter was scheduled for 28/09/2020 at 11.30A.M.

In response, DISCOMs through UHBVN, Mr. Pankaj Bhalotia and Mr. P S Mathew, General Manager, M/s Suncity Projects Pvt. Ltd had offered/submitted their written comments in the matter.

Accordingly, public hearing in the matter was held on 28.09.2020 as scheduled. At the outset, XEN/RA, UHBVN on behalf of Discoms had made the presentation and reiterated their comments submitted in writing. Further, the Commission had also considered the written comments submitted/offered by Mr. Pankaj Bhalotia and Mr. P S Mathew, General Manager, M/s Suncity Projects Pvt. Ltd.

### **Commissions Analysis and Order**

The Commission has carefully examined the comments/suggestions provided by the stakeholders during the course of public hearing and in written submissions. It is observed that the issue flagged by the Commission in the present matter i.e. Electricity Bills to individual consumers residing in the colony/complex on the format approved by the Commission as per tariff approved by the Commission for respective category of consumers and Common area maintenance charges (CAM/backup supply charges) should not be clubbed with the licensee's

charges and connection ought not be disconnected in case the consumer has paid the charges for grid supply. The intervener namely UHBVN and Sh. Pankaj Bhalotia, largely agreed to the dispensation proposed by the Commission. However, Mr. P S Mathew, General Manager, M/s Suncity Projects Pvt. Ltd. objected to the same on the plea that if the builder/developer is not given any rights to disconnect the supply of electricity in case of nonpayment of dues by the user, it will be difficult to recover the dues.

After due deliberations, the Commission is of the considered view that existing dispensation is causing hardship to the electricity consumers in Society/Colony/RWAs, hence same has to be modified. Further, Commission has observed as under:

1. The Regulations 6.1(e) (vi), (vii) & (viii) of Single Point Supply Regulations, 2020 inter alia provides as under:

“6.1(e)

.....

- vi) *Users Association may install dual supply meters as per standard specifications in case back up supply is provided to the consumers for proper accounting of the electricity supplied from Distribution Licensee and the backup source. The Users Association shall certify that all the meters installed are duly tested and calibrated as per provision in the electricity supply code.*
- vii) *The Users Association shall issue regular monthly electricity bills to the individual consumers residing in the colony/complex on the format approved by the Commission. The resident /users shall be charged for their consumption as per tariff approved by the Commission for respective category of consumers.*

viii) *The Users Association shall be responsible for billing, collection of revenue and proper categorization of consumers for correct revenue recovery as per Schedules of Tariff and shall keep updated billing records of all the consumers in the billing data base as per Distribution Licensee's requirements and the same shall be supplied monthly to the concerned distribution office of the area.*

2. The Regulation 11 (Power to remove difficulties) of Single Point Supply Regulations, 2020 empowers the Commission to remove the difficulties which reads as under:

**“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.”**

3. In view of the above facts, to bring uniformity, transparency and clarity in billing by RWAs/developers to its residents/consumers and consequently to remove the practical difficulty, the Commission, in exercise of power conferred under the Regulation 11 of Single Point Supply Regulations, 2020, hereby approves standard billing formats annexed as Annexure-A & B, to the Single Point Regulations, 2020 for collecting the Electricity Supply Charges and Common Area Electricity including DG/backup supply charges.
4. This Order is signed, dated and issued by the Haryana Electricity Regulatory Commission on 09/10/2020.

**Date: 09/10/2020**  
**Place: Panchkula**

**(Naresh Sardana)**  
**Member**

**(Pravindra Singh)**  
**Member**

**(D.S. Dhesi)**  
**Chairman**

Electricity Bill													
ABC Projects Pvt. Ltd. Address of Society email Address:.....													
Name:						Account No.			Net Payable Amount on or before Due Date:				
Address:									Due Date:				
									Surcharge(°):				
Cycle/Group:			Bill Month:			Issue Date:			Gross Amount Payable After Due Date(°):				
Circle:						Bill No.							
Division:						Net Payable Amount in words:							
SubDivision:													
<b>Meter and Read Details (*Latest MCO is shown in case of multiple MCO in one billing cycle)</b>													
Meter No.	Meter Reading Date		Prd Days	MDI	Unit	Meter Reading		M.F.	Consumed Units	Billed Units	Bill Basis	Read Rmrk	Mtr Sts
	Old	New				Old	New						
Arrears Outstanding for the Financial Year (°)				Slab Calculation				Connection Details					
Description	Previous	Current	Total(°)	Unit	Rate	Amount(°)	Tariff Category						
SOP Charges							Flats in BS (DS)						
F.S.A							Supply Voltage (kV)						
Surcharge							Sanctioned Load (kW)						
E.Duty							MMC(°)						
M.Tax							Cons.Security(°)						
Fixed Charges							Meter Security (°)						
Excess Credit							Meter Ownership						
<b>Total Arrear</b>							Meter Make/Meter Type						
				Applicable Tariff on Read Date:									
Details of Charges for Current Cycle			Details of Amount Payable				Last Payment Details						
Description	Amount(°)	Description	Amount(°)	Amount(°)									
Fixed Charges		Current Cycle Charges			Receipt No								
Energy Charges		Arrears/Outstanding Dues			Receipt Date								
MMC/FC for Reconnection		Sundry Charges/Allowances			Mode of Payment								
Amount to cover MMC		Provisional Adjustment/BR Adj.			<b>Previous Consumption Pattern</b>								
Fuel Surcharge Adjustment		LPS Adjustment			Bill month	Units (KWH)	Units (KVAH)	MDI	Status				
Reliability charges		Other Non-Energy Charges											
Excess Load Surcharge		<b>Net Payable Amount On or Before Due Date(°)</b>											
Capacitor Surcharge		Surcharge(°)											
Meter Service Charges		Gross Amount Payble After Due Date(°)											
Line Service Charges													
Capacitor Service Charges													
Solar Rebate		<b>Brief details of Sundry Charges/allowances</b>											
Women Rebate/Gov.Subsidy						<b>In case bill is not paid within 7 days of due date the supply shall be liable to be disconnected without any further notice.</b>							
Electricity Duty						Date from which bill other than "OK" is being issued:							
Municipal Tax						Reason:							
<b>Total Current Cycle Charges (°)</b>													
Cheque/DD to be drawn in favour of													
<b>Important information for consumers:</b>													
Payment of this bill can be made online by logging on the Website:www. ....						Under Section-56 of EA-2003, the supply of electricity shall not be cut off if the consumer deposits, under protest. A) an amount equal to the sum claimed from him, or b) the electricity charges due from him for each month calculated on the basis of average charge for electricity paid by him during the preceding six months, whichever is less, pending disposal of any dispute between him and the licensee							
<b>Address and Telephone Number(s) of the authorities relating to consumer grievances</b>													
Grievance pertaining to this bill can be lodged with				Address & Telephone number(s) of the									
				<b>Consumer Grievance Redressal Forum</b>					<b>Ombudsman</b>				
Concerned Estate Manager/RWA Contact No. ....		SDO'OP' Sub-division Contact No. ....		1. UHBVN, VIDYUT SADAN, 1st floor, Near GYMKHANA CLUB, Sector-8, Kurukshetra-136118 (HARYANA), Email ID: <a href="mailto:cgref@uhbvn.org.in">cgref@uhbvn.org.in</a> , Contact No. 01744-222855					HERC, Sec-4, Bays No. 33-36, Panchkula, Haryana Email ID: <a href="mailto:herc-chd@nic.in">herc-chd@nic.in</a> Contact No. 0172-2582531				
				2. DHBVN, Hetri House, IDC Area, Sector-16, Mehrauli Road, Gurugram-122001 Haryana, Email ID: <a href="mailto:cgref@dhbvn.org.in">cgref@dhbvn.org.in</a> , Contact No. ....									

Common Area Electricity Supply Charges/Back up Supply Charges						Annexure-B	
<b>ABC Projects Pvt. Ltd.</b> <b>Address of Society</b> <b>email Address:.....</b>							
Monthly Statement							
Consumer Details							
<b>Consumer Name</b>	XYZ						
<b>Postal Address</b>	FLAT ....., Sector-....., City.....						To
<b>A. Power Backup/DG Set Charges</b>							
Fixed Charges	Load (kW)			Rate			Total (B)
	0.00			0.00			0.00
Variable Charges	Opening Units	Closing Units	Consumed Units	Slab	Rate	Payable (Rs.)	
	0.00	0.00	0.00				
<b>B. Common Area Electricity Supply Charges</b>							
Details of Common Area Electricity Supply Charges (excluding club, school, convenience stores/ shops)	<b>Unit</b>	<b>Rate</b>			<b>Total B</b>	<b>Remarks</b>	<b>Total (B)</b>
Calculation of Common Area Electricity Charges in ( Rs./Sq Ft.)	Total electricity charges (Rs/sq.ft)= Total bill of common facilities/services (in Rs.)/Total covered area (Sq.ft).						
Developer/RWA may incorporate other maintenance charges in this format							