

Before

UTTARAKHAND ELECTRICITY REGULATORY COMMISSION

Petition No. 15 of 2017

In the matter of:

Approval for Construction of Separate Building of SLDC at 132 kV Sub-Station Majra Campus, Dehradun.

And

In the Matter of:

Power Transmission Corporation of Uttarakhand Limited (PTCUL)

Coram

Shri Subhash Kumar Chairman

Date of Order: 1st May, 2017

ORDER

This Order relates to the Application filed by Power Transmission Corporation of Uttarakhand Ltd. (hereinafter referred to as "PTCUL" or "the Petitioner") vide letter Nos. 134 /MD/PTCUL/UERC dated 30.08.2016 seeking approval of the Commission for the proposed investment involving construction of separate building for SLDC at 132 kV Sub-Station Majra Campus, Dehradun under Para 11 of Transmission Licence. [Licence No. 1 of 2003]

2. The estimated cost of the work proposed by the Petitioner is as follows:

Particulars	Project Cost (including contingency, centage charge, service tax, price escalation and IDC) ₹ Crore
Construction of Separate Building for SLDC at 132 kV Sub-Station Majra Campus, Dehradun.	15.92

3. The Petitioner has submitted copy of extract of the 54th Minutes of BoD meeting of PTCUL held on 22.06.2016 wherein the Petitioner's Board has approved the Corporation's aforesaid proposal with a funding plan of 70% through loan assistance by financial institutions and balance 30% as equity funding from GoU.
4. Hearing for admissibility of the Petition was held on 20.09.2016 in the Commission's office wherein the Petitioner was directed to furnish the following information:
 - "1. Designation-wise approved staff structure vis-à-vis number of officers/staff presently working in SLDC.*
 - 2. Designation-wise approved staff structure vis-à-vis number of officers/staff presently working in the Corporate office of PTCUL.*
 - 3. Floor-wise total covered area (in sq. feet) in the Corporate office building of PTCUL with details of area occupied by SLDC and PTCUL separately.*
 - 4. Norms of office space specified by the Uttar Pradesh Awas Vikas Parishad, which is applicable in the State for various categories of officers & staff alongwith calculation of total space required for officers & staff of PTCUL & SLDC.*
5. The Petitioner vide letter dated 18.11.2016 submitted point-wise information to the Commission's queries. With regard to the norms of space applicable in the State for various categories of officers & staff, the Petitioner submitted that as informed by Uttar Pradesh Awas Vikas Parisad and PWD, Uttarakhand no such norms of office space exist in their department.
6. The Commission vide its letter dated 03.01.2017 further directed the Petitioner to submit the following information:
 - "1. Layout of proposed building including boundaries with dimension in meters*
 - 2. Entry & exit gates*
 - 3. Green area in and around the building/boundary with dimensions in meters.*

4. *Existing or proposed Building/structures adjacent to the proposed building and their distances from the proposed SLDC building in meters.*

Further, you are directed to furnish details of infrastructure as well as manpower required for the projects namely Unified Real Time Decision Support Management (URTDSM), Optical Fiber Ground Wire (OFGW) under Unified Load Dispatch Scheme Phase-II, RTU project under ULDC phase-II and ABT Meter Data acquisition system.

Besides above, you are also required to furnish write-up on aforesaid projects giving details viz. highlights, significance and schedule of project execution."

7. The Petitioner vide its letter dated 24.10.2017 submitted the site plan of the proposed building for SLDC alongwith infrastructure as well as manpower required for the various projects namely Unified Real Time Decision Support Management (URTDSM), Optical Fiber Ground Wire (OFGW) under Unified Load Dispatch Scheme Phase-II, RTU project under ULDC phase-II and ABT Meter Data acquisition system along with the write up.
8. The Commission vide its letter dated 23.02.2017 further inquired about the provision of parking in the proposed SLDC building and whether the facility of parking shall be made available within the cost proposed by the Petitioner.
9. The Petitioner vide its letter dated 21.03.2017 submitted on affidavit that:
 - a) *... provision of parking of vehicles have been made in the backyard of proposed building. Additional vehicles can also be parked on the road side space available in front of the building. A proposed layout plan is being submitted herewith for kind consideration of the Hon'ble Commission.*
 - b) *The cost of parking is included in the cost proposed by PTCUL for construction of the separate SLDC Building."*
10. To justify the need of the work proposed, the Petitioner submitted that presently, State Load Despatch Centre is located on the top floor of PTCUL HQ building. Future expansion of SLDC is in the offing for accommodating upcoming projects of URTDSM (Unified Real Time Decision Support Management), OPGW (Optical Fiber Ground Wire) under Unified Load

Despatch Scheme Phase-II, RTU project under ULDC Phase-II and establishment of ABT meter data acquisition system that require separate servers & Data Centre for development and implementation of State Energy Accounting System. Since the space is inadequate to accommodate the upcoming projects of SLDC in the present setup, the Petitioner has contended that a separate 3000 sqm (approx) of plinth area shall be required for SLDC control room, computer room, battery room, office rooms, meeting rooms etc. Therefore, the Petitioner proposes to construct a triple storey green building within the premises of 132 kV S/s Majra, Dehradun. The Petitioner has stated that requirement of space for control room and other offices of SLDC/SCADA etc. shall be as under:

S. No.	Description of Space Area	No. of rooms required	Approximate total area required for these offices (In Sqm.)
1.	Control Room	01	485.00
2.	Conference Hall	01	130.00
3.	Telecom/N.M.S & Telecom/E.M.S. Rooms	02	105.00
4.	Battery room, SLDC/AMR/Telecom spare rooms, UPS room, battery charger room & telecom Lab etc.	07	350.00
5.	SLDC Server room	01	100.00
6.	S.E. (SLDC), S.E.(SCADA), E.E., A.E., J.E & rest rooms	20	800.00
7.	Entrance lobby, Library, Corridors, Pantries, security, Veranda & Common utilities etc.	As required	1030.00
	Total		3000

11. The Petitioner has further stated that the construction of a separate SLDC building and with the installation of stated projects like URTDSM (Unified Real Time Decision Support Management), OPGW (Optical Fiber Ground Wire) under Unified Load Despatch Scheme Phase-II, RTU project under ULDC Phase-II and establishment of ABT meter data acquisition system shall be helpful for scheduling and despatch of electricity within the State, monitoring grid operations, accounting for the quantity of electricity transmitted through the State grid, supervising and controlling intra-State Transmission system and

carrying out real time operation for grid control and despatch of the electricity within the State etc.

12. It has further been informed by the Petitioner that total base cost of the project shall be ₹ 11.29 Crores (excluding contingency, centage charge, service tax, price escalation and IDC etc. The rates for construction of SLDC building have been taken from DSR 2014, PAR 2012 and PTCUL approved Rate Schedule.

Commission's Views and Decision

13. The Commission is aware that the spirit of the Act is to ensure functional autonomy for Power System operation. One of the ways for ensuring functional autonomy of SLDC is to attain its own independent infrastructure for which it is imperative that SLDC should have a separate building in which all the necessary equipments for Power System operation including hardware and software along with its dedicated managerial/operation staff can be accommodated. This shall facilitate SLDC in carrying out its functions enshrined in the Act including proper scheduling and despatch of electricity within the State, monitoring grid operations, implementation of State Energy Accounting System etc.
14. Based on the above, against the Petitioner's proposed capital investment outlay of ₹15.92 Crores, the Commission hereby grants in-principle approval for the capital expenditure of ₹13.85 Crores only (including contingency, service tax, price escalation and IDC) with the direction that the Petitioner should go ahead with the aforesaid work subject to fulfillment of the terms & conditions mentioned below:
 - (i) The Petitioner should go for the competitive bidding for obtaining most economical prices from the bidders.
 - (ii) All the loan conditions as may be laid down by the funding agency in their detailed sanction letter are strictly complied with. However, the Petitioner is directed to explore the possibility of swapping this loan with cheaper debt option available in the market.

- (iii) The Petitioner shall, within one month of the Order, submit letter from the State Government or any such documentary evidence in support of its claim for equity funding agreed by the State Government or any other source in respect of the proposed schemes.
- (iv) After completion of the aforesaid schemes, the Petitioner shall submit the completed cost and financing of the schemes.
- (v) The cost of servicing the project cost shall be allowed in the Annual Revenue Requirement of the petitioner after the assets are capitalized and subject to prudence check of cost incurred.

Ordered accordingly.

(Subhash Kumar)
Chairman