

MINDSPACE BUSINESS PARKS PRIVATE LIMITED
(Formerly known as: Serene Properties Private Limited)

Registered office: Plot no. C-30, Block “G”, Opp. SIDBI, Bandra Kurla Complex, Bandra (E),
Mumbai- 400 051, Website: www.krahejacorp.com

PUBLIC NOTICE

[Case No. 10 of 2016]

Suggestions/objections on Mindspace Business Parks Private Limited (MBPPL) petition for approval of provisional truing up of FY 2015-16 and for approval of Aggregate Revenue Requirement and Tariff for the Multi-Year Tariff period from FY 2016-17 to FY 2019-20

1. M/s. Mindspace Business Parks Private Limited (MBPPL) [formerly known as **Serene Properties Private Limited (SPPL)**] has filed a Petition for obtaining Commission’s approval in accordance with the MERC (Multi Year Tariff) Regulations, 2011 for provisional truing up of FY 2015-16 and in accordance with MERC (Multi Year Tariff) Regulations, 2015 for determination of Aggregate Revenue Requirement and Tariff for the Third Control Period from FY 2016-17 to FY 2019-20.
2. M/s. Serene Properties Private Limited has been notified as “Developer” by Ministry of Commerce & Industry, Government of India under the Special Economic Zone (SEZ) Act, 2005, for IT/ITES SEZ located at Plot No.3, Airoli, Kalwa Industrial Area, MIDC, Dist. Thane.
3. In accordance with Section 14 (b) of Electricity Act, 2003 read with sub-section (1) of Section 4 of the SEZ Act, 2005, M/s. Serene Properties Private Limited is a Deemed Distribution Licensee to operate and maintain a distribution system for supplying electricity to the consumers in aforesaid SEZ area as specified in the SEZ notification of the Government of India. The Commission vide Order dated 11 April, 2012 in the Case No. 157 of 2011 has recognized the Deemed Distribution Licensee status of M/s. Serene Properties Private Limited and notified the Specific Conditions of Distribution Licence for SPPL on August 21, 2013.
4. With effect from November 23, 2015, Serene Properties Private Limited was renamed as Mindspace Business Parks Private Limited. Accordingly, MBPPL has filed a Petition (Case No. 152 of 2015) on December 18, 2015 for amendment of the MERC (Specific Conditions of Distribution Licence applicable to M/s. Serene Properties Private Limited (SPPL) for the IT/ITES SEZ at Airoli, Thane) Regulations, 2013. The Commission has directed MBPPL to submit the approval of Ministry of Commerce & Industry (Department of Commerce), Government of India for change of name from M/s. Serene Properties Pvt. Ltd. to M/s. Mindspace Business Parks Pvt. Ltd within two months.
5. The Commission has admitted the Petition on **21 March, 2016** and directed MBPPL to publish a Public Notice under Section 64 (2) of the Electricity Act, 2003 inviting suggestions/objections from the public.

6. The operations of MBPPL as a Distribution Licensee commenced from April 9, 2015, i.e., FY 2015-16.
7. The salient features of the Petition are provided below:

Table 1: Category wise Energy Sales estimated by MBPPL for FY 2015-16 (MU)

Consumer Category & Consumption Slab	MBPPL Petition April-March (Estimated)
HT Category	
HT- Industrial : HT-I	76.24
HT - Commercial :HT-II	0.12
LT Category	
LT - Commercial: LT-II (A)	0.11
LT - Commercial :LT- II (B)	0.30
LT - Industrial: LT- V (A)	0.28
LT - Industrial :LT -V (B)	6.00
Total	83.05

Table 2: Energy Balance for FY 2015-16

Sr. No.	Particulars	UoM	MBPPL Petition April-March (Estimate)
1	Power Purchase outside Maharashtra		
1.1	Jindal Power Ltd, Dist: Raigarh, Chattisgarh through Global Energy Pvt. Ltd. (Trader)	MU	19.65
1.2	Total (A)	MU	19.65
2	Inter-State Transmission loss	%	2.28%
2.1	Inter-State Transmission loss	MU	0.45
3	Total Purchase at State of Maharashtra periphery (B)	MU	19.20
4	Power Purchase within Maharashtra		
4.1	JSW, Ratnagiri, Maharashtra through Global Energy Pvt. Ltd. (Trader)	MU	66.01
4.2	Source as per mid term PPA	MU	-
4.3	Imbalance Pool	MU	1.16
4.4	Purchase for meeting Solar RPO Obligation	MU	-
4.5	Purchase for meeting Non-Solar RPO Obligation	MU	
4.6	Total (C)	MU	67.17
5	Total Power Purchase Payable (A+C)	MU	86.37
6	Surplus Energy Traded (D)	MU	-
7	Total Power Purchase available at G<>T Periphery (B+C-D)	MU	86.37
	Energy Requirement at G<>T Periphery	MU	86.37

Sr. No.	Particulars	UoM	MBPPL Petition April-March (Estimate)
8	Intra-State Transmission Loss	%	3.97%
8.1	Intra-State Transmission Loss	MU	3.43
9	Sales at 220 kV level	MU	-
10	Sales at 110 kV/132 kV level	MU	-
11	Sales at 66 kV level	MU	-
12	Energy Available for sale at 22 kV	MU	82.94
13	Energy Injected and drawn at 22 kV	MU	82.94
14	Total Energy Available for Sale at 22 kV	MU	82.94
15	Distribution Loss	%	-0.14%
15.1	Distribution Loss	MU	(0.11)
16	HT Sales	MU	76.36
16.1	<i>Sales to Own Supply Consumers</i>	MU	76.36
17	LT Sales	MU	6.70
17.1	<i>Sales to Own Supply Consumers</i>	MU	6.70

Table 3: Power Purchase Cost estimated by MBPPL for FY 2015-16 (Rs. Crore)

Source	Power Purchase Quantum (MU)	Total Cost (Rs. Crore)	Average Power Purchase Cost (Rs./kWh)
Global Energy, from outside State	19.65	7.56	3.85
Global Energy, from Intra-State	66.01	25.60	3.88
Imbalance Pool	1.16	0.43	3.88
RECs purchased		1.27	
Balance REC Purchase			
Total	86.82	34.86	4.07

Table 4: Capitalisation proposed by MBPPL for FY 2015-16 (Rs.Crore)

Sr. No	Particulars	Opening GFA	Capitalization during FY 2015-16	Closing GFA
1	Leasehold land	0.16	0.01	0.18
2	Buildings & Other Civil Works	20.89	1.89	22.78
3	Plant and Machinery	67.64	6.34	73.99
4	Vehicles	-	-	-
5	Furniture and fixture	-	-	-
6	Office Equipment	-	-	-
	Total	88.70	8.25	96.95

Table 5: Funding of Capitalisation for FY 2015-16 (Rs.Crore)

Particulars	FY 2014-15 (establishment of distribution network)	FY 2015-16
Consumer Contribution	0.00	0.54
Equity	26.60	2.31
Debt	62.10	5.39
Total	88.70	8.25

Table 6: Consolidated Aggregate Revenue Requirement estimated by MBPPL for FY 2015-16 (Rs. Crore)

Sr. No	Particulars	Consolidated ARR	Wires Business ARR	Retail Supply ARR
1	Power Purchase Cost (incl. Inter-State Transmission charges & MSLDC Fees & Charges)	34.86	-	34.86
2	O&M Expenses	4.93	3.20	1.72
3	Depreciation	4.78	4.66	0.12
4	Interest on Loan Capital	6.81	6.63	0.17
5	Interest on Working Capital	0.43	0.04	0.39
6	Interest on Consumers' Security Deposit	0.30	0.03	0.27
7	Provision for Bad and Doubtful Debts	-	-	-
8	Contribution to Contingency Reserves	0.44	0.43	0.01
9	Income Tax	1.10	0.99	0.11
10	Total Revenue Expenditure	53.65	15.99	37.66
11	Add: Return on Equity Capital	4.23	4.11	0.12
12	Aggregate Revenue Requirement	57.87	20.10	37.78
13	Less: Non-Tariff Income	0.02	-	0.02
14	Less: Income from other business	-	-	-
15	Total Aggregate Revenue Requirement	57.86	20.10	37.76
16	Revenue from sale of electricity	58.30		
17	Revenue gap/(surplus)	(0.44)		

Aggregate Revenue Requirement for the Control Period from FY 2016-17 to FY 2019-20**Table 7: Category wise Energy Sales proposed by MBPPL for FY 2016-17 to FY 2019-20 (MU)**

Consumer Category & Consumption Slab	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
HT	88.49	101.34	106.55	111.62
LT A (0-20 kW)	0.41	0.41	0.41	0.42
LT B (>20 kW)	6.49	6.55	6.62	6.69
Total	95.39	108.30	113.59	118.72

Table 8: Energy Balance for FY 2016-17 to FY 2019-20

Sr. No.	Particulars	UoM	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
1	Power Purchase outside Maharashtra					
1.1	Jindal Power Ltd, Dist: Raigarh, Chattisgarh through Global Energy Pvt. Ltd. (Trader)	MU	-	-	-	-
1.2	Total (A)	MU	-	-	-	-
2	Inter-State Transmission loss	%	-	-	-	-
2.1	Inter-State Transmission loss	MU	-	-	-	-
3	Total Purchase at State of Maharashtra periphery (B)	MU	-	-	-	-
4	Power Purchase within Maharashtra					
4.1	JSW, Ratnagiri, Maharashtra through Global Energy Pvt. Ltd. (Trader)	MU	-	-	-	-
4.2	Source as per mid term PPA (from April 2016)	MU	110.36	110.36	110.36	110.36
4.3	Imbalance Pool	MU	-	-	-	-
4.4	Purchase for meeting Solar RPO Obligation	MU	1.00	1.70	2.38	3.11
4.5	Purchase for meeting Non-Solar RPO Obligation	MU	9.99	11.91	13.09	14.30
4.6	Total (C)	MU	121.35	123.98	125.83	127.77
5	Total Power Purchase Payable (A+C)	MU	121.35	123.98	125.83	127.77
6	Surplus Energy Traded (D)	MU	(21.45)	(10.54)	(6.86)	(3.42)
7	Total Power Purchase available at G<>T Periphery (B+C-D)	MU	99.91	113.43	118.97	124.35
	Energy Requirement at G<>T Periphery	MU	99.91	113.43	118.97	124.35
8	Intra-State Transmission Loss	%	3.97%	3.97%	3.97%	3.97%
8.1	Intra-State Transmission Loss	MU	3.97	4.50	4.72	4.94
9	Sales at 220 kV level	MU	-	-	-	-
10	Sales at 110 kV/132 kV level	MU	-	-	-	-
11	Sales at 66 kV level	MU	-	-	-	-
12	Energy Available for sale at 22 kV	MU	95.94	108.93	114.24	119.41
13	Energy Injected and drawn at 22 kV	MU	95.94	108.93	114.24	119.41
14	Total Energy Available for Sale at 22 kV	MU	95.94	108.93	114.24	119.41
15	Distribution Loss	%	0.58%	0.58%	0.58%	0.58%
15.1	Distribution Loss	MU	0.55	0.63	0.66	0.69
16	HT Sales	MU	88.49	101.34	106.55	111.62
16.1	<i>Sales to Own Supply Consumers</i>	MU	<i>88.49</i>	<i>101.34</i>	<i>106.55</i>	<i>111.62</i>
17	LT Sales	MU	6.90	6.96	7.03	7.10
17.1	<i>Sales to Own Supply Consumers</i>	MU	<i>6.90</i>	<i>6.96</i>	<i>7.03</i>	<i>7.10</i>

Table 9: Power Purchase Quantum & Cost proposed by MBPPL for FY 2016-17 to FY 2019-20

Particulars	Source	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Power Purchase Quantum (MU)	Source for Base Load as per Medium-Term PPA	74.46	74.46	74.46	74.46
	Source for Peak Load as per Medium Term PPA	35.90	35.90	35.90	35.90
	Purchase for Solar RPO	1.00	1.70	2.38	3.11
	Purchase for Non-Solar RPO	9.99	11.91	13.09	14.30
	Sale of Surplus Power	(21.45)	(10.54)	(6.86)	(3.42)
	Total		99.91	113.43	118.97
Power purchase cost (Rs. Crore)	Source for Base Load as per Medium-Term PPA	27.94	27.94	27.94	27.94
	Source for Peak Load as per Medium Term PPA	13.47	13.47	13.47	13.47
	Purchase for Solar RPO	0.71	1.20	1.68	2.20
	Purchase for Non-Solar RPO	5.69	6.79	7.46	8.15
	Sale of Surplus Power	(8.05)	(3.96)	(2.58)	(1.29)
	Total		39.77	45.45	47.98
Average Power Purchase Cost (Rs./kWh)	Source for Base Load as per Medium-Term PPA	3.75	3.75	3.75	3.75
	Source for Peak Load as per Medium Term PPA	3.75	3.75	3.75	3.75
	Purchase for Solar RPO	7.07	7.07	7.07	7.07
	Purchase for Non-Solar RPO	5.70	5.70	5.70	5.70
	Sale of Surplus Power	3.75	3.75	3.75	3.75
	Total		3.98	4.01	4.03

Table 10: Capital Expenditure and Capitalisation proposed by MBPPL for FY 2016-17 to FY 2019-20 (Rs.Crore)

Particulars	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Capital Expenditure	0.75	7.93	7.07	0
Capitalization	0.75	7.93	7.07	0

Table 11: Funding details for capital expenditure proposed by MBPPL for FY 2016-17 to FY 2019-20 (Rs.Crore)

Particulars	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Distribution Wires Business				
Consumer Contribution	0.00	0.00	0.00	0.00
Equity	0.23	2.36	2.11	0.00
Debt	0.53	5.52	4.91	0.00
Total	0.75	7.88	7.02	0.00
Retail Supply Business				
Consumer Contribution	0.00	0.00	0.00	0.00
Equity	0.00	0.01	0.02	0.00
Debt	0.00	0.03	0.04	0.00
Total	0.00	0.05	0.05	0.00

**Table 12: Proposed Aggregate Revenue Requirement for FY 2016-17 to FY 2019-20
(Rs. Crore)**

Sr No	Particulars	FY 2016-17		FY 2017-18		FY 2018-19		FY 2019-20	
		Wires Business	Retail Supply	Wires Business	Retail Supply	Wires Business	Retail Supply	Wires Business	Retail Supply
1	Power Purchase Cost		39.77		45.45		47.98		50.48
2	O&M Expenses	3.82	2.06	4.56	2.46	5.19	2.79	5.90	3.18
3	Depreciation	5.00	0.13	5.23	0.14	5.63	0.14	5.81	0.14
4	Interest on Loan Capital	6.41	0.17	6.18	0.16	6.16	0.15	5.80	0.14
5	Interest on Working Capital	0.02	0.16	0.02	0.15	0.02	0.16	0.02	0.16
6	Interest on Consumer's Security Deposit	0.05	0.42	0.05	0.48	0.06	0.50	0.06	0.52
7	Provision for Bad and Doubtful Debts	-	-	-	-	-	-	-	-
8	Contribution to Contingency Reserves	0.47	0.01	0.48	0.01	0.52	0.01	0.55	0.01
9	Intra-State Transmission Charges		3.16		3.22		3.27		3.32
10	MSLDC Fees & Charges		0.09		0.09		0.09		0.09
11	Income Tax	0.99	0.11	0.99	0.11	0.99	0.11	0.99	0.11
12	Total Revenue Expenditure	16.76	46.07	17.51	52.27	18.55	55.21	19.12	58.14
13	Return on Equity	4.38	0.13	4.58	0.13	4.93	0.14	5.09	0.14
14	Aggregate Revenue Requirement	21.14	46.20	22.09	52.41	23.48	55.34	24.22	58.28
15	Less: Non Tariff Income	-	0.01	-	0.01	-	0.01	-	0.01
16	Total Aggregate Revenue Requirement	21.14	46.20	22.09	52.40	23.48	55.33	24.22	58.27

Table 13: Revenue Gap/(Surplus) at existing Tariff projected by MBPPL for FY 2016-17 to FY 2019-20 (Rs.Crore)

Sr. No.	Particulars	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
1	ARR for Distribution Wires Business	21.14	22.09	23.48	24.22
2	ARR for Retail Supply Business	46.20	52.40	55.33	58.27
3	ARR for combined Wires Business & Retail Supply Business	67.33	74.49	78.81	82.49
4	Less: Revenue at existing tariff	64.20	72.13	74.82	76.56
5	Revenue Gap/(Surplus)	3.13	2.35	3.99	5.92
6	Add: Revenue Gap/(Surplus) for FY 2015-16	(0.44)	0.00	0.00	0.00
7	Resultant Revenue Gap/(Surplus)	2.69	2.35	3.99	5.92

Table 14: Revenue from revised tariff projected by MBPPL for FY 2016-17 to FY 2019-20 (Rs. Crore)

Sr. No.	Particulars	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
1	ARR for Distribution Wires Business	21.14	22.09	23.48	24.22
2	ARR for Retail Supply Business	45.75	52.40	55.33	58.27
3	ARR for (Wire + Retail Supply Business)	66.89	74.49	78.81	82.49
4	Average cost of Supply (Rs./kWh)	7.01	6.88	6.94	6.95

Table 15: Tariff proposed by MBPPL for FY 2016-17 to FY 2019-20

Year	Consumer Category	Fixed Charges (Rs./kVA/month) or (Rs./month)*	Energy Charges (Rs./kWh)	Wheeling Charges (Rs./kWh)
FY 2016-17	HT	220	4.23	2.22
	LT A (0-20 kW)*	220	4.61	2.22
	LT B (>20 kW)	220	3.94	2.22
FY 2017-18	HT	220	4.33	2.04
	LT A (0-20 kW)*	220	4.67	2.04
	LT B (>20 kW)	220	4.03	2.04
FY 2018-19	HT	220	4.35	2.07
	LT A (0-20 kW)*	220	4.70	2.07
	LT B (>20 kW)	220	4.09	2.07
FY 2019-20	HT	220	4.45	2.04
	LT A (0-20 kW)*	220	4.74	2.04
	LT B (>20 kW)	220	4.16	2.04

Table 16: Cross-Subsidy Trajectory proposed by MBPPL for FY 2016-17 to FY 2019-20

Category	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
	Estimated (%)	Projected (%)	Projected (%)	Projected (%)	Projected (%)
HT Category	100%	100%	100%	100%	100%
LT A (0-20 kW)	85%	100%	100%	100%	100%
LT B (> 20 kW)	98%	100%	100%	100%	100%

Table 17: Cross-Subsidy Surcharge proposed by MBPPL for FY 2016-17 to FY 2019-20

Year	Consumer category	T	C	L	C*(1+L%)	D	CSS
		Rs/kWh	Rs/kWh	%	Rs/kWh	Rs/kWh	Rs/kWh
FY 2016-17	HT	7.01	3.75	4.55%	3.92	2.22	0.86
	LT A (0-20 kW)	7.01	3.75	4.55%	3.92	2.22	0.86
	LT B (>20 kW)	7.01	3.75	4.55%	3.92	2.22	0.87
FY 2017-18	HT	6.88	3.75	4.55%	3.92	2.04	0.92
	LT A (0-20 kW)	6.88	3.75	4.55%	3.92	2.04	0.92
	LT B (>20 kW)	6.88	3.75	4.55%	3.92	2.04	0.91
FY 2018-19	HT	6.94	3.75	4.55%	3.92	2.07	0.95
	LT A (0-20 kW)	6.94	3.75	4.55%	3.92	2.07	0.95
	LT B (>20 kW)	6.94	3.75	4.55%	3.92	2.07	0.94
FY 2019-20	HT	6.95	3.75	4.55%	3.92	2.04	0.99
	LT A (0-20 kW)	6.95	3.75	4.55%	3.92	2.04	0.99
	LT B (>20 kW)	6.95	3.75	4.55%	3.92	2.04	0.99

Table 18: Schedule of Charges proposed by MBPPL for FY 2016-17 to FY 2019-20

Sr. No	Schedule of Charges	UoM	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
1	Service Connection Charges	Rs.	-	-	-	-
2	Cost of meter and meter box	Rs.	-	-	-	-
3	Installation testing fees	Rs.	-	-	-	-
4	Reconnection Charges	Rs.	-	-	-	-
5	Changing location of the meters within the same premises at consumer's request	Rs.	-	-	-	-
6	Testing of meters	Rs.	-	-	-	-
7	Administrative charges for cheque bouncing	Rs.	Rs. 350/- irrespective of cheque amount	Rs. 350/- irrespective of cheque amount	Rs. 350/- irrespective of cheque amount	Rs. 350/- irrespective of cheque amount
8	Application registration and processing fees	Rs.	-	-	-	-
9	Processing Fees for Open	Rs. Per	Rs.	Rs.	Rs.	Rs.

	Access	application	10,000/- per application	10,000/- per application	10,000/- per application	10,000/- per application
10	Operating charges for Open Access	Rs. Per month	Rs. 10,000/- per month	Rs. 10,000/- per month	Rs. 10,000/- per month	Rs. 10,000/- per month

8. Copies of the following documents can be obtained on written request from the office of MBPPL (SPPL).
- Executive Summary of the proposals (free of cost, in Marathi/English).
 - Detailed Petition documents along with CD (in English) (on payment of Rs. 125/- by Cash/DD) drawn on "MindSpace Business Parks Private Limited"
 - Detailed Petition documents (in English) (on payment of Rs. 100/-)
 - CD of detailed **Petition** document (in English) (on payment of Rs. 25/-).

Office	Address	Tele / Fax No.	Email
Office of General Manager	1 st Floor, Switching station, Near Building #9, MindSpace SEZ, Thane Belapur Road, Opposite Airoli Station, Airoli , Navi Mumbai 400708	Tele: 022 27602927/28/30 Fax: 022 27602927	sambade@kraheja.com vyermalkar@kraheja.com

9. The Commission has directed MBPPL to invite suggestions and objections from the public on the above Petition through this Notice. Suggestions/objections may be submitted in English or in Marathi, in six (1+5) copies, to the **Secretary, Maharashtra Electricity Regulatory Commission, 13th Floor, Centre No.1, World Trade Centre, Cuffe Parade, Mumbai-400 005, or by Fax or E-mail [Fax: 022 22163976 E-Mail: mercindia@merc.gov.in]** by **13 April, 2016**, along with proof of service on Shri. Suhas Ambade, General Manager, 1st Floor, Switching station, Near Building #9, MindSpace SEZ, Thane Belapur Road, Opposite Airoli Station, Airoli , Navi Mumbai 400708 [Fax No.:022 2760 2927, E-mail Id: sambade@kraheja.com / vyermalkar@kraheja.com], and should carry the full name, postal address and E-mail address, if any, of the sender. It should be indicated whether the objection is being filed on behalf of any organization or category of consumers. It should also be mentioned if the sender wants to be heard in person, in which case opportunity would be given by the Commission at the Public Hearing to be held at the **Office of the Commission, Maharashtra Electricity Regulatory Commission, 13th Floor, Centre No.1, World Trade Centre, Cuffe Parade, Mumbai-400 005 on Monday, 18 April, 2016, at 11.30 Hours**, for which no separate notice will be given.

10. MBPPL shall reply to each of the suggestions and objections received within three days of the receipt but not later than **Saturday, 16 April, 2016** for all the suggestions/objections received till **Wednesday, 13 April, 2016**. Rejoinders may be submitted on replies provided by MBPPL either during the Public Hearing or by **Thursday, 21 April, 2016**.
11. The detailed Petition document and the Summary are available on MBPPL's website www.krahejacorp.com, and the Executive Summary is also available on the websites of the Commission www.mercindia.org.in/www.merc.gov.in in downloadable format (free of cost).

Place: Mumbai
Date: 23 March, 2016

Signature:
Name: Suhas Ambade
Designation: General Manager
MBPPL