

# Gigaplex Estate Private Limited



GEPL/Power/2021-22/F210/G836

August 13, 2021

To,  
**The Secretary,**  
Maharashtra Electricity Regulatory Commission,  
13<sup>th</sup> Floor, Centre No.1, World Trade Centre,  
Cuffe Parade, Mumbai-400005

**Subject:** - M/s Gigaplex Estate Private Limited (GEPL)'s response to the queries raised by the Hon'ble Commission in the Petition of GEPL for obtaining the Hon'ble Commission's approval for the amendment of MERC (Specific Conditions of Distribution Licence) applicable to M/s GEPL.

**Ref.:** 1. GEPL's Petition dated 21 June, 2021  
2. Email received from Hon'ble MERC dated 05 August, 2021

Dear Sir,

M/s. Gigaplex Estate Private Limited has submitted its Petition for taking approval of the Hon'ble Commission's for the amendment of MERC (Specific Conditions of Distribution Licence applicable to M/s GEPL., for IT & ITES SEZ at Airoli Knowledge Park, TTC Industrial Area, Dist. Thane) Regulations, 2015 vide Ref. No.1 above.

The Hon'ble MERC vide under Ref. No.2 above, has directed M/s. GEPL to submit its replies to the queries raised in the subject matter. M/s. GEPL hereby respectfully submits its replies to the queries raised and same is attached along with this letter.

GEPL requests the Hon'ble Commission to kindly take these responses on the records.

For **Gigaplex Estate Private Limited**



**Authorised Signatory**  
**Nitin Chunarkar (GM – Power)**

CIN : U45202MH1990PTC057919

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.  
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**Replies to the queries on the Petition filed by Gigaplex Estate Pvt. Ltd. for amendment of Licence Conditions Regulations:**

**I. What were the reasons for GEPL approaching the Ministry of Commerce and Industry seeking de-notification of its partial SEZ area?**

**Response** –GEPL humbly submits that owing to business exigencies, it has modified its plans for development of IT/ITES on Plot IT-5, Airoli Knowledge Park, MIDC-TTC, Villages of Airoli and Digha, District- Thane. GEPL proposes to exclude 8.57 hectares from existing notified SEZ admeasuring 16.52 hectares and include 0.09 hectares in the residual portion of SEZ, thereby revising the SEZ area to 8.04 hectares. This has been communicated to the Hon'ble Commission vide letter dated 1 March, 2021 (Kindly refer the **Annexure -1**). Further, the Hon'ble Commission has taken on record GEPL's submission in this regard in the MYT Order dated 30 March, 2020 in Case No. 330 of 2019.

**II. How many consumers are existing in the de-notified area? Pl. provide the sanctioned load, contract demand, consumer category for these consumers?**

**Response** – At present, there are 3 existing consumers, while 3 more Applications from prospective consumers have been received. GEPL requests the Hon'ble Commission to kindly refer the **Annexure -2** of this submission for the requested details.

**III. GEPL must be having its LT and HT distribution network in the denotified area. After denotification, this part of the network cannot be used and would become redundant. What is the proposal of GEPL for this network?**

**Response** –

GEPL humbly clarifies that there are no electricity assets in the de-notified area that are part of the regulated asset base (Gross Fixed Assets). Hence, there is no question of any electricity assets of the regulated business becoming redundant.

**IV. Had GEPL informed the Commission its intention to denotify its partial area at the time MYT proceedings? If no, what events happened that made GEPL to take this decision?**



**Response –**

GEPL respectfully submits that the internal thought process at developer's end to partially de-notify the SEZ area was not concluded at the time of filing of MYT Petition. However, since the proposal was under consideration at the developer end, GEPL humbly clarifies that it had informed the Hon'ble Commission regarding intensions to partially de-notify SEZ area during MYT proceedings. The Hon'ble Commission has taken on record GEPL's submission in this regard in the MYT Order dated 30 March, 2020 in Case No. 330 of 2019, which is reproduced below:

**Quote**

*"5.9.3 GEPL has submitted the justification for non-DPR schemes proposed for the 4th Control Period as given below:*

***Table 120: Details of Non-DPR Scheme of Wire and Supply Business for 4<sup>th</sup> MYT Control Period***

***Distribution Wires Business***

<b><i>Name of Scheme</i></b>	<b><i>Description</i></b>
<b><i>Substation Automation</i></b>	<i>Currently, GEPL has a facility of SCADA for 22 kV Switching station feeders only for monitoring purpose, now GEPL is envisaging to go for remote controlling of feeders along with monitoring of existing feeders and proposed incoming infrastructure of additional incoming feeder at 22 kV level.</i>
<b><i>Additional Bay &amp; Incoming Feeder</i></b>	<i>Since operationalization of new buildings such as Bldg. no. 04 in FY-18-19, the total demand for Gigaplex started crossing 6 MW (GEPL has executed connection agreement of 6 MW with MSETCL as an interim arrangement till the commissioning of 220/22 kV GIS substation). Also, <b>GEPL is going for partial de-notification of SEZ area after which resultant area of SEZ would be 8.04 hectares.</b> Therefore, GEPL has applied for CE (STU) for opting additional bay at 22kV level and foregoing of connectivity at 220 kV and scrapping of 220/22 kV GIS substation.</i>
...	

***" (emphasis added)***

**Unquote**



GEPL humbly submits that the application for de-notification was moved to Government of Maharashtra on 07 September, 2020. Further submissions regarding the reasoning behind the decision taken by the Developer have been elaborated in response to Query No. 1 above as well as in the Petition.

- V. **With denotification in the area, the sales will go down and may become half of the sales as almost half of the area will get de-notified. What is the GEPL's assessment of reduction in the sales and its impact on the Tariff to the consumers considering the fact that the PPA related and other fixed costs would be loaded on reduced the sales? GEPL may submit the detailed computation based on the numbers approved in the MYT Order dated 30 March, 2020.**

**Response –**

GEPL humbly submits that during MYT proceedings it has submitted the sales projections for Building No. 2, 3, 4, 5 and 6 only. It is also to note that these buildings shall continue to remain within revised notified area of GEPL.

The Building No. 9 is the only operationalised building within the de-notified area. The sales projections for Building No. 9 were not considered during the MYT proceedings. Therefore, there shall not be any impact on the sales due to the de-notification. However, the sales in GEPL Licence area have been impacted due to Covid-19 situation.

The relevant paragraph related to the sales projections in MYT Order in Case No. 330 of 2019 is reproduced as under:

Quote

***“Commission's Analysis and Ruling***

*5.3.6 The Commission notes that in past for the period FY 2017-18 to FY 2019-20, there had been substantial variation in actual and approved the sales for the 3rd Control Period due to lower occupancy of buildings. In the present Control Period, GEPL has forecasted its estimated the sales based on present and the estimated future occupancy of its buildings. The status of the building occupancy for the 4th MYT Control period as projected by GEPL is outlined as below:*

***Table 101: Building wise Occupancy Projections as submitted by GEPL***



<b>Area Occupied in %</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>
<i>Building - 2</i>	100%	100%	100%	100%	100%
<i>Building - 3</i>	70%	70%	70%	70%	70%
<i>Building - 4</i>	60%	70%	70%	70%	70%
<i>Building - 5</i>	50%	50%	50%	50%	50%
<i>Building - 6</i>	80%	80%	80%	80%	80%

Unquote

Therefore, GEPL humbly clarifies that there shall be no impact on the sales projections due to the de-notification. Hence, GEPL is of the opinion of that there is no necessity to carry out separate assessment to assess the impact of de-notification.

However, GEPL would like to bring to the notice of the Hon'ble Commission that there is a severe impact on the sales projections of GEPL due to Covid-19 situation.

**VI. MSEDCL has to make an arrangement for taking over the consumers in the de-notified area post acceptance of the amendment as sought by GEPL. Accordingly, GEPL may provide its views on necessity of impleadment of MSEDCL in the present matter.**

**Response –**

GEPL respectfully submits that the condition stipulated at Regulation 4.3 of the MERC (Specific Conditions of Distribution Licence applicable to M/s Gigaplex Estate Pvt. Ltd., for IT & ITES SEZ at Airoli Knowledge Park, TTC Industrial Area, Dist. Thane) Regulations, 2015 mandates GEPL to supply to the consumers in de-notified area till alternate arrangement is made in de-notified area. GEPL is fully committed to ensure that the electricity supply to the consumers in the de-notified area is continued in a seamless manner, even after the de-notification, till the time alternate arrangement is made.

Further, it is to be noted that the developer has approached MSEDCL for providing supply arrangement to the buildings in the de-notified area.

GEPL humbly submits that it will ensure all its support and co-operation for seamless transfer of connections in the de-notified area to MSEDCL after due Order and direction in the matter by the Hon'ble Commission. The present matter of the de-notification is



related with GEPL's distribution licence area and developer has already submitted its application for arrangement of alternate supply for the de-notified area. Therefore, GEPL respectfully submits that there is no necessity to make MSEDCL as impleading party in the present matter. Nevertheless, it is the prerogative of the Hon'ble Commission to implead the MSEDCL in the present proceeding.

**VII. GEPL to submit the revised map of the SEZ duly certified by the Development Commissioner, SEZ.**

**Response** – GEPL submits that it has approached the Development Commissioner SEEPZ SEZ for demarcation of SEZ map. The copy of application submitted to the Development Commissioner SEEPZ is enclosed as **Annexure – 3A and 3B**. GEPL respectfully submits that the approved map duly signed by DC, SEEPZ shall be submitted once received from the competent authority.



# Gigaplex Estate Private Limited



GEPL/Power/2020-21/F210/G781

To,  
The Secretary,  
Maharashtra Electricity Regulatory Commission,  
World Trade Centre, Centre No.1,  
13<sup>th</sup> Floor, Cuffe Parade,  
Colaba, Mumbai-400005

**Subject - Intimation to the Hon'ble Commission for Partial notification and de-notification of Gigaplex Estate Private Limited (GEPL) SEZ and interim power supply arrangement for Building no. 9.**

Sir,

Gigaplex Estate Private Limited (GEPL) humbly submits that, owing to business exigencies it has modified its plans for development of IT/ITES on Plot IT-5, Airoli Knowledge Park, MIDC-ITC, Villages of Airoli & Digha, Dist. Thane. It proposes to exclude 8.57 hectares from existing notified SEZ admeasuring 16.52 hectares and include 0.09 hectares in the residual portion of SEZ, thereby revising the projected SEZ area to 8.04 hectares. In this context, it has received the due recommendation from Industries Department, Government of Maharashtra for partial de-notification and notification of additional area within the said SEZ. The concerned letter is enclosed as **Annexure-1**.

GEPL further submits that building no.9 has been constructed on the portion of the SEZ plot, which has been proposed for de-notification., a revised demarcated map is enclosed as **Annexure-2**. Currently, as a part of SEZ, building no-9 is receives power supply from Gigaplex Estate Private Limited (GEPL) Deemed Distribution Licensee.

Further, we would like to humbly submit that as per clause 4.3 of MERC Regulation 2015 (Specific condition of distribution license applicable to M/s Gigaplex Estate Private Limited, for IT/ITES SEZ), the de-notified from SEZ shall continue to receive power supply from GEPL till the time alternate arrangement is made by the developer. GEPL plans to procure power supply from Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) for meeting the demands of its Non-SEZ area.-

Thus, in compliance with the notified specific condition granted by the commission, we (GEPL-DDL) shall continue to distribute power within the concerned area (8.57 hectares, which includes building 9) post its denotification from the SEZ, until MSEDCL infrastructural arrangement is set-up and made operational along with completion of related documentation.

Kindly note that, based on the Gazette notification for SEZ Area revision, we shall approach commission by way of petition within 15 days for amendment in to the area of power supply for GEPL's distribution license.



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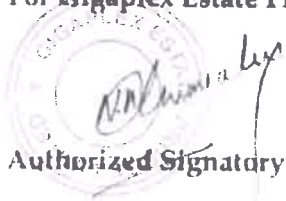
Summary of the SEZ Area statement is as follows -

- 1) Total Plot Area = 20.23 Hectares
- 2) Area Notified as IT/ITES SEZ = 16.52 Hectares
- 3) Area proposed for De-Notification from SEZ (exclusion from existing SEZ) = 8.57 Hectares
- 4) Area proposed for Notification of SEZ (inclusion within truncated SEZ area) = 0.09 Hectares
- 5) Revised SEZ Area = 8.04 Hectares

This is for kind consideration & records of Hon'ble Commission please.

Thanking you,

For Gigaplex Estate Private Limited

  
Authorized Signatory

Enclosed -

Annexure - 1 Recommendation letter from Industries Dept., GoM

Annexure - 2 Revised GEPL SEZ map





**ANNEXURE-2****Active Consumers**

Sr. No.	CA NO	DATE OF APPLICATION	NAME OF THE CLIENT	Building No.	TOTAL LOAD (KVA)	Purpose	Tariff Category	DATE OF RELEASE
1	5050000016		M/s.Gigaplex Estate Pvt Ltd, Project Const.	9	400	Construction Power	HT II	19/4/2016
2	5050000128	12/3/2021	M/S Gigaplex Estate Pvt Ltd	9	600	HVAC-1	HT II	4/5/2021
3	5050000133	28/7/2021	M/S WEATHERFORD DRILLING AND PRODUCTIONS SERVICES (INDIA) LTD.	9	10	Fitout	LT-II (A)	30/7/2021

**Consumer Applications Received**

Sr. No.	CA NO	DATE OF APPLICATION	NAME OF THE CLIENT	Building No.	TOTAL LOAD (KVA)	Purpose	Tariff Category	STATUS
1	5050000130	18/6/2021	M/S K RAHEJA CORPORATE SERVICES PVT LTD	9	200	Office Fitout loads	HT II	Supply Yet to Release
2	5050000131	25/6/2021	M/S Gigaplex Estate Pvt Ltd	9	400	B-9 Common area service – Lighting , power and all services.	HT-I	Supply Yet to Release
3	5050000132	21/7/2021	M/S AGC NETWORKS LIMITED	9	233	IT/ITES	HT-I	Supply Yet to Release



# Gigaplex Estate Private Limited



4<sup>th</sup> August 2021

To,  
**The Development Commissioner**  
SEEPZ Special Economic Zone  
Ministry of Commerce & Industry  
Andheri ( E), Mumbai 400 096

Sub : Request for demarcation of SEZ in Processing and Non – Processing Area  
Ref. : Rule 11 of SEZ Rules 2006

Dear Sir,

We, Gigaplex Estate Private Limited, are a developer of an IT/ITES SEZ situated at Plot No. IT-5, Airoli Knowledge Park, TTC Industrial Area, Village Airoli and Dighe, District Thane, Maharashtra State.

Recently, vide Gazette Notification No. S.O. 2143 ( E ) dated 1<sup>st</sup> June 2021, the notified area of SEZ admeasuring 16.52 Hectares was revised to 8.04 Hectares by way of partial de-notification of 8.57 Ha and addition of 0.09 Ha of land.

As required under Rule 11 of SEZ Rules 2006, we are enclosing herewith a land layout map and Survey-wise area statement of the present notified area of the SEZ for demarcation into Processing and non – Processing Area, by your good selves.

We propose to demarcate the entire SEZ Notified area into Processing Area. Thus presently there will not be any Non-Processing Area in the said SEZ. The summary of areas is as under :-

Processing Area – 8.04 Ha  
Non - Processing Area – Nil

We request you to kindly approve the demarcation of the SEZ and endorse the enclosed Land Layout Map and Area Statement, and oblige.

Thanking you,

Yours truly

**For Gigaplex Estate Private Limited**

*Myadav*  
Authorized Signatory

Encl :a/a



CIN : U45202MH1990PTC057919

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.  
Phone : +91-22-2656 4000 Fax : +91-22-2656 4004 Website : www.krahejacorp.com

Land Area statement of IT/ITES SEZ located at Plot No. IT-5, Airoli Knowledge Park, MIDC TTC Industrial Area, Village Airoli and Dighe, District Thane - Demarcation in Processing and Non-Processing Area

A

Processing Area

Sr. No.	Survey No.	Village	Notified Area of the SEZ in Ha
1	145 (Pt.)	Airoli	0.742
2	146 (Pt.)	Airoli	0.100
3	147 (Pt.)	Airoli	0.334
4	149 (Pt.)	Airoli	0.050
5	195 (Pt.)	Dighe	0.641
6	208 (Pt.)	Dighe	0.460
7	209 (Pt.)	Dighe	0.252
8	210	Dighe	0.582
9	211	Dighe	0.266
10	212	Dighe	0.286
11	213	Dighe	0.096
12	214	Dighe	0.368
13	215	Dighe	0.396
14	216	Dighe	0.218
15	217	Dighe	0.109
16	218	Dighe	0.035
17	219	Dighe	0.056
18	220	Dighe	0.526
19	221	Dighe	0.688
20	222	Dighe	0.212
21	223 (Pt.)	Dighe	0.219
22	224 (Pt.)	Dighe	0.125
23	228 (Pt.)	Dighe	0.229
24	229 (Pt.)	Dighe	0.782
25	323	Dighe	0.157
26	324	Dighe	0.111
		<b>Total</b>	<b>8.040</b>

B

Non - Processing Area - NIL

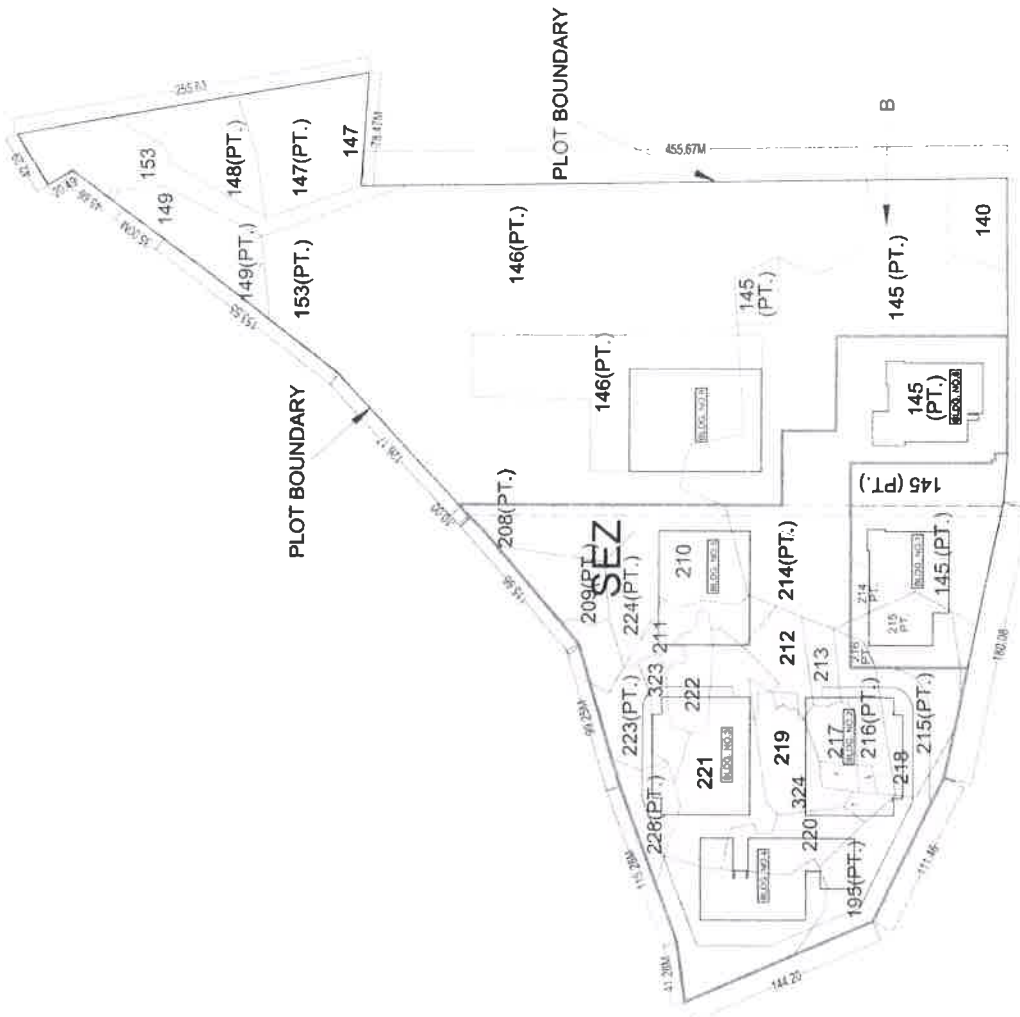


AREA STATEMENT		HECTARES
1	TOTAL AREA OF THE PLOT	20.23
2	PRESENT NOTIFIED AREA OF THE SEZ - SHOWN THUS 	8.04
3	PROCESSING AREA	8.04
4	NON-PROCESSING AREA	NIL



*(Handwritten signature)*

ARCH. DEVANG N. SMAH  
REGT. NO. - CA/2000/25733



BLOCK PLAN



NOTES:

- BOUNDARIES SHOWN IN BLOCK PLAN BASED ON LAYOUT PLAN APPROVED BY MIDC.
- AREAS ARE SUBJECT TO SURVEY & DEMARCATION ON SITE.

S.E.Z. PLOT BOUNDARY ON PLOT NO.I.T. 5, AIROLI KNOWLEDGE PARK, TTC INDUSTRIAL AREA, VILLAGE AIROLI & DIGHE, DIST. THANE MAHARASHTRA STATE.

