



The electricity department converts the HT Category II connection to HT Category VI only after the formation of the Residents` Welfare Association which takes more than 6 months for conversion itself.

It is pertinent to note that as per the Real Estate Regulatory Authority act Telangana, the formation of Residents` welfare Association is allowed to be registered only after **60% of the total apartments** are occupied and to state that on an average the Residents take 8 to 10 months to occupy their respective apartments (flats).

As such till 60% of the apartments are occupied the residents who have occupied the flats are forced to pay the electricity charges as per the commercial tariff even though the usage is purely for residential purpose.

As a result of the above charges the flat owners are holding the developers responsible for these exorbitant electricity bills which in turn creating unwarranted dissonance between the developers and flat owners.

**Request:** We request to covert the Power to HT VI for all Residential permissions, **on receipt of Occupancy Certificate.**

### **3. Power for Common area, STP, Club house under commercial rates:**

On insistence of the government and the Environmental departments the Developers built and STP in the premises to clean the water. Such and act is to help the government. In case of individual dwelling units such requirement does not exist and the government takes up the STP costs.

The common area, parking, Fire systems, lifts roads built, in the apartments which include lifts etc., are a part of the residential complex, and are used by residents only.

The entire road infrastructure with in a gated complex is also maintained by the residents reducing a lot of burden to the government.

When the end use is for the residents and the Developer community is aiding the government, applying commercial tariffs for these uses is undue tax to the residents only for choosing to stay in gated community.

**Request:**

We request r to apply residential tariffs for all the uses mentioned above which will,. Help the salaried class.

**4. Insistence of 5 KV even for smaller units:**

In the past the Power used to be issued as 2 KV for 2 Bhk and 5 KV for 3 Bhk. Now the department is insisting for 5 KV for all units irrespective of its size. This is causing undue costs to the salaried class who purchase smaller dwelling units.,

**Request:**

We request to ask the department to revert to issuing power as **3 KV** for smaller units.

**5. Power during construction Stage:**

The electricity charges for the construction of buildings is accorded under the temporary category where the tariff rates are @ Rs. 11/- per unit. It is very important to note the activity of building construction is not temporary in nature and on an average, it takes 3 to 6 years to complete the buildings and also the municipal permissions are valid for 6 years with a provision to extend such permits.

**Request:** We request to give all the electricity connections for the construction purpose under industrial category.

We respectfully submit this representation for your kind consideration.

Yours Sincerely,



**N Jaideep Reddy**  
President



**B Jagannath Rao**  
President Elect



**K Kranti Kiran Reddy**  
General Secretary