

# Magadha Village Housing Society

(R.No:1591 of 2008)

Magadha Village, CBIT (PO), Kokapet (V), Rajendranagar (M), RR (Dist) - 500 075

TGERC HYDERABAD INWARD

14 OCT 2024

No.

Sign

Dated 14<sup>th</sup> October 2024.

To  
The Commission Secretary ,  
TGERC , Vidyut Niyantran Bhavan ,  
G.T.S Colony Kalyan Nagar , Hyderabad-500045.

TGERC HYDERABAD INWARD

14 OCT 2024

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Dear Sir,

Sub: Public Notice dated 20.09.2024, issued by the Hon'ble Telangana Electricity Regulatory Commission.

Reg: Request for inclusion of specific provision in the Retail Supply Tariff Order for the Year 2024-25 for collection of Domestic Category LT-I tariff for consumption of power for Sewage Treatment Plant (STP), Water softener plant, Borewells, Lighting for Park areas, Open Spaces, streetlights, Gym, Swimming Pool, and Clubhouse within the common areas of residential Villas/ housesgated Community.

1. With reference to the public notice dated 20<sup>th</sup> September 2024, inviting objections/ suggestions on the Retail Supply Tariff Order for the year 2024-25, we are writing to request the inclusion of specific provision in the Retail Supply Tariff Order for the Year 2024-25 for collection of Domestic Category LT-I tariff for consumption of power for Sewage Treatment Plant (STP), Water softener plant, Borewells, Lighting for Park areas, Open Spaces, streetlights, Gym, Swimming Pool, and Clubhouse and any other facilities provided other than commercial activities within the common areas of residential Villas/ housesgated Community.
2. We are the residents of a residential Villas gated community called Magadha Village, situated at Gandipet Road, Kokapet, Hyderabad. Our Community is a gated community having a single entrance to the public access road. All the houses within the Community are being exclusively used for the residential activity. Common facilities like Sewage Treatment Plant, Water Softener Plant, Borewells, Lighting for Park areas, Open spaces, play areas, streetlights, clubhouse including gym, guest rooms, halls, and are being arranged in our Community exclusively for the purpose of all the residents and not for any commercial activities.

3. Surprisingly, the ADE, Operation: Ibrahimbag, the then TSSPDCL has issued an Assessment Notice for Back Billing vide Lr. No. ADE/OP/IBGH.F.No./D.N. 1662 dated 26<sup>th</sup> February 2024 in the name of our Community stating that our Community Service Connection bearing no. 3429 00667 was utilised for STP, Water Plant, Bores and Park area of the community, which comes under Category II, but the service being billed under Category I. Further, the ADE has imposed back billing of Rs. 2,59,531/- and directed us to give appropriate representation to the notice, if we are not agreeable to the assessed amount. Accordingly, we have given a reply to the said notice and the same is pending before the ADE for disposal. However, pending disposal, the TGSPDCL has started charging our community service connection under LT-II (B) category, which is arbitrary.

4. Upon verification from the ADE office, we were informed that as per the terms and conditions of the Tariff Order for the FY 2023-24, the tariff for the aforesaid facilities like Sewage Treatment Plant (STP), Water softener plant, Borewells, Lighting for Park areas, Open Spaces, streetlights, Gym, Swimming Pool, and Clubhouse and any other facilities provided other than commercial activities, provided within the common areas of residential Villas/ houses gated Community was not specifically mentioned. Therefore, the TGSPDCL has categorised the service connections provided for the common areas of all the gated communities as per the Domestic LT-II(B) category, which is inaccurate and arbitrary. In fact, as per Chapter 10.12 Category-wise Specific Conditions of LT Tariff for LT-I: Domestic of Tariff Order dated 24.03.2023 issued by the then TSERC for FY 2023-24, which is reproduced herein below for your easy reference:

*"10.12.2 For common services like water supply, common lights in corridors and supply for lifts in multistoried buildings, consumers shall be billed electricity charges as follows:*

- i) At LT-I(B)(ii) if the plinth area occupied by the domestic consumers is 50% or more of the total plinth area.*
- ii) At LT-II(B), if the plinth area occupied by the domestic consumers is less than 50% of the total plinth area.*
- iii) .....*

Therefore, the above said provision of terms and conditions shall apply to our residential Villas/ houses community as well.

5. It is pertinent to note that the aforesaid facilities provided within the common areas of our community serves as essential amenities for the residents' well-being and recreational needs within the community. Their primary function is to enhance the quality of life and foster a sense of community among the residents, emphasizing their domestic utility rather than commercial usage. These facilities are not open to the public and are exclusively used by residents of our villa community. There is no commercial activity or profit generation associated with their operation. These facilities within the common/ shared areas of the residential Villas Community are not utilized for commercial purposes that generate revenue, and hence, they should not be categorized under the Commercial Category.



6. Further, the Borewells are for drawing the water for domestic purpose of all the residents within the residents of Villas Community, Water plant is used for softening the bore water and STP is used for treating the sewage generated by the residents of the community, and they are not used for any commercial purposes. The Water Plant and Sewage Treatment Plants are critical infrastructure elements that ensure the proper treatment of drinking water drawn from the borewells and wastewater generated by the residents, respectively. Their primary function is to maintain a healthy and safe living environment for the residents, which aligns with domestic usage rather than commercial activities.
7. Similarly, the Gym and Swimming Pool are facilities that cater to the health and recreational needs of the residents. They are not intended for commercial use but instead serve as amenities for the residents to maintain their physical fitness and engage in leisure activities. The Clubhouse is a community space where residents can gather, socialize, and participate in various activities, fostering a sense of community and social interaction among them. We do not have any food court in our clubhouse for any commercial activity. Further, the Park areas and streetlights are the basic necessities for the convenience of all the residents within the Villas Community.
8. The maintenance and electricity costs for these common services are borne by all residents collectively through monthly maintenance charges. This aligns with the Domestic Category's principle of shared expenses for essential utilities within residential houses. Further, efforts are consistently being made by all the residents in our Community to ensure the environmental sustainability. All the residents within our community endeavours to use the available natural resources responsibly and effectively for sustainable resource management and also to safeguard/ protect/ conserve towards pollution free environment.
9. It is imperative to recognize the distinct purpose of these common services within the villa community and appropriately classify them under the Domestic Category in the upcoming year's tariff order. Therefore, considering the purpose, usage, and cost-sharing structure of these common services, we request your Hon'ble Authority to specify the applicability of Domestic Category (LT-I(B)(ii)) charges for all the aforesaid facilities provided within the common areas of residential Villas/ houses gated community for the Financial year 2024-25's tariff order. This aligns with the true nature of their usage and ensures fair and accurate billing for the residents.

Thank you.

Sincerely,



Secretary  
Magadha Village Housing Society.

shapuram@gmail.com

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