

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. 194 of 2017]
Suggestions/objections on Mindspace Business Parks Private Limited (MBPPL) Petition for approval of truing up of FY 2015-16, FY 2016-17, provisional truing up of FY 2017-18 and for approval of revised forecast

1. M/s. Mindspace Business Parks Private Limited (MBPPL), a Distribution Licensee operating and maintaining distribution system for supplying electricity to the consumers in IT/ITES SEZ located at Plot No.3, Airoli, Kailash Industrial Area, MIDC, Dist. Thane, has filed a Petition for approval of Mid Term Review for Multi Year Tariff (MYT) third Control Period including approval for truing up of FY 2015-16 in accordance with the MERC (Multi Year Tariff) Regulations, 2011; truing up for FY 2016-17, provisional truing up for FY 2017-18 and revised ARR & Tariff for FY 2018-19 and FY 2019-20 in accordance with MERC (Multi Year Tariff) Regulations, 2015 in Case No. 194 of 2017, before the Maharashtra Electricity Regulatory Commission (MERC) under Sections 61 and 62 of the Electricity Act, 2003 (Act) and Regulation 8 of the Maharashtra Electricity Regulatory Commission (Multi Year Tariff) Regulations, 2015.

Truing up for FY 2015-16, FY 2016-17 and Provisional Truing up for FY 2017-18

Table 1: Actual Category wise Energy Sales for FY 2015-16, FY 2016-17 and FY 2017-18 (MU)

Table with 5 columns: Consumer Category & Consumption Slab, FY 2015-16 (Approved/Actual), FY 2016-17 (Approved/Actual), FY 2017-18 (Approved/Actual). Rows include HT Category, LT - Commercial, LT - Industrial, and Total.

Table 2: Energy Balance for FY 2015-16, FY 2016-17 and FY 2017-18

Table with 6 columns: Sr No., Particulars, Units, FY 2015-16 (Approved/Actual), FY 2016-17 (Approved/Actual), FY 2017-18 (Approved/Actual). Rows include Power Purchase outside Maharashtra, Intra-State Transmission loss, Total Purchase at State of Maharashtra periphery (B), Power Purchase within Maharashtra (C), Total Power Purchase Payable (A+C), Surplus Energy Traded (D), Total Power Purchase available at G > T Periphery (B+C+D), Energy Requirement at G > T Periphery, Intra-State Transmission Loss, Sales at 22 KV, Total Energy Available for Sale at 22 KV, Distribution Loss, Distribution Loss, HT Sales, and LT Sales.

Table 3: Actual Power Purchase Cost for FY 2015-16, FY 2016-17 and FY 2017-18 (Rs. Crore)

Table with 6 columns: Source, Power Purchase (Approved/Actual), Total Cost (Approved/Actual), Avg. Purchase Price (Approved/Actual), Power Purchase (Approved/Actual), Total Cost (Approved/Actual), Avg. Purchase Price (Approved/Actual). Rows include FY 2015-16, FY 2016-17, and FY 2017-18.

Table 4: Capitalisation for FY 2015-16, FY 2016-17 and FY 2017-18 (Rs. Crore)

Table with 5 columns: Particulars, FY 2015-16 (Approved/Actual), FY 2016-17 (Approved/Actual), FY 2017-18 (Approved/Actual). Rows include Capital Expenditure, Retail Supply Business, Total, Capitalisation, and Total.

Table 5: Funding of Capitalisation for FY 2015-16, FY 2016-17 and FY 2017-18 (Rs. Crore)

Table with 5 columns: Particulars, FY 2015-16, FY 2016-17, FY 2017-18. Rows include Distribution Wires Business, Consumer Contribution, Equity, Debt, Retail Supply Business, and Total.

Table 6: Aggregate Revenue Requirement (ARR) for FY 2015-16, FY 2016-17 and FY 2017-18 (Rs. Crore)

Table with 16 columns: Particulars, FY 2015-16 (Approved/Actual), FY 2016-17 (Approved/Actual), FY 2017-18 (Approved/Actual). Rows include Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total.

Table 7: Projected Category wise Energy Sales for FY 2018-19 & FY 2019-20 (MU)

Table with 5 columns: Consumer Category & Consumption Slab, FY 2018-19 (Approved/Projected), FY 2019-20 (Approved/Projected). Rows include HT Category, LT - Commercial, LT - Industrial, and Total.

Table 8: Projected Energy Balance for FY 2018-19 & FY 2019-20

Table with 6 columns: Sr. Particulars, Units, FY 2018-19 (Approved/Projected), FY 2019-20 (Approved/Projected). Rows include Power Purchase outside Maharashtra, Intra-State Transmission loss, Total Purchase at State of Maharashtra periphery (B), Power Purchase within Maharashtra (C), Total Power Purchase Payable (A+C), Surplus Energy Traded (D), Total Power Purchase available at G > T Periphery (B+C+D), Energy Requirement at G > T Periphery, Intra-State Transmission Loss, Sales at 22 KV, Total Energy Available for Sale at 22 KV, Distribution Loss, Distribution Loss, HT Sales, and LT Sales.

Table 9: Projected Power Purchase Quantum & Cost for FY 2018-19 & FY 2019-20

Table with 6 columns: Particulars, Source, FY 2018-19 (Approved/Projected), FY 2019-20 (Approved/Projected). Rows include Power Purchase, Total, Power purchase cost, Average Power Purchase Cost, and Total.

Table 10: Projected Capital Expenditure and Capitalisation for FY 2018-19 & FY 2019-20 (Rs. Crore)

Table with 5 columns: Particulars, FY 2018-19 (Approved/Projected), FY 2019-20 (Approved/Projected). Rows include Capital Expenditure, Capitalisation, Total, Capital Expenditure, Capitalisation, Total, Capital Expenditure, Capitalisation, Total, Capital Expenditure, Capitalisation, Total.

Table 11: Projected funding details for capital expenditure for FY 2018-19 & FY 2019-20 (Rs. Crore)

Table with 5 columns: Particulars, FY 2018-19, FY 2019-20. Rows include Distribution Wires Business, Consumer Contribution, Equity, Debt, Retail Supply Business, Consumer Contribution, Equity, Debt, Total.

Table 12: Projected ARR for FY 2018-19 and FY 2019-20 (Rs. Crore)

Table with 5 columns: Particulars, FY 2018-19 (Approved/Projected), FY 2019-20 (Approved/Projected). Rows include Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total, Wires Business, Retail Supply Business, Total.

Table 13: Projected Revenue Gap/(Surplus) at existing Tariff for FY 2018-19 & FY 2019-20 (Rs. Crore)

Table with 5 columns: Sr. Particulars, FY 2018-19 (Projected), FY 2019-20 (Projected). Rows include ARR for Distribution Wires Business, ARR for Retail Supply Business, ARR for combined Wires Business & Retail Supply Business, Add: Revenue Gap/(Surplus) for Truing up for FY 2015-16, Add: Carrying/(holding) cost for Truing up for FY 2015-16, Add: Revenue Gap/(Surplus) for Truing up for FY 2016-17, Add: Carrying/(holding) cost for Truing up for FY 2016-17, Add: Revenue Gap/(Surplus) for Provisional Truing up for FY 2017-18, Net ARR for recovery, Less: Revenue from approved tariff, Revenue Gap/(Surplus).

Table 14: Projected revenue from revised tariff for FY 2018-19 & FY 2019-20 (Rs. Crore)

Table with 5 columns: Sr. Particulars, FY 2018-19 (Projected), FY 2019-20 (Projected). Rows include ARR for Distribution Wires Business, ARR for Retail Supply Business, ARR for (Wires + Retail Supply Business), Average cost of supply (Rs./kWh), % Increase w.r.t previous year.

Tariff Proposal of MBPPL

15. Tariff Proposal

(a) Recovery from the approved Fixed/Demand Charges is only 18% of the fixed cost, which is very low. There is an urgent need to increase the Fixed/Demand Charges from the present level, in order to increase the recovery of the fixed cost incurred by MBPPL through Fixed/Demand Charges. Hence, MBPPL has proposed to increase the Fixed/Demand Charges at par with the approved Fixed/Demand Charges for MSEDC for FY 2018-19 and FY 2019-20. The proposed increase in Fixed/Demand Charges will increase the revenue from Fixed/Demand Charges up to 26% and 27% of the fixed cost incurred by MBPPL in FY 2018-19 and FY 2019-20, respectively.

(b) MBPPL has proposed the category-wise tariffs such that while cross-subsidy has not been eliminated entirely, the gap between ACoS and ARR has been minimised. The ARR for all categories has been proposed within ± 20% of ACoS for FY 2018-19 and FY 2019-20, as mandated by the Tariff Policy.

(c) MBPPL has proposed to continue with the ToD Tariff approved by the Hon'ble Commission in the MYT Order. In case the Hon'ble Commission decides to review the applicable ToD tariffs across the Distribution Licensees in the State, then such revised ToD tariffs would also be applicable for MBPPL.

(d) Proposed Consumer Categories

MBPPL has proposed to continue with the existing Consumer categories. No further addition or merger of any consumer category is proposed.

(e) Tariff Proposal

Considering the tariff philosophy suggested above, revised tariff has been proposed. Comparison of existing and proposed tariff is shown in the table below:

Table 16: Proposed Wheeling Charges for FY 2018-19 & FY 2019-20 (Rs./kWh)

Table with 5 columns: Sr., Voltage-level, FY 2017-18 (Existing), FY 2018-19 (Proposed), FY 2019-20 (Proposed). Rows include Common for LT & HT.

Table 17: Proposed Retail Tariff for FY 2018-19

Table with 8 columns: Consumer Category, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed. Rows include HT Categories, LT Categories.

Table 18: Proposed Retail Tariff for FY 2019-20

Table with 8 columns: Consumer Category, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed. Rows include HT Categories, LT Categories.

Table 19: Proposed Reduction of Cross Subsidy for FY 2018-19 and FY 2019-20

Table with 12 columns: Consumer Category, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed. Rows include HT Categories, LT Categories.

Table 20: Proposed Cross Subsidy Surcharge for FY 2018-19 and FY 2019-20

Table with 5 columns: Consumer Category, Existing, Proposed, % Increase Proposed, Existing, Proposed, % Increase Proposed. Rows include HT I, HT II.

24. Copies of the following documents can be obtained on written request from the office of MBPPL (SPPIL):

- a. Executive Summary of the proposals (three copies, in Marathi/English).
- b. Detailed Petition documents along with CD (in English) (on payment of Rs. 150/- by Cash/DD) drawn on "Mindspace Business Parks Private Limited".
- c. Detailed Petition documents (in English) (on payment of Rs. 100/-).
- d. CD of detailed Petition document (in English) (on payment of Rs. 50/-).

Table with 5 columns: Office, Address, Tel/Fax No., Email. Rows include Office of General Manager, Building #9, Mindspace SEZ, Thane, and Office of Manager, Building #9, Opposite Airoli Station, Airoli, Navi Mumbai 400708.

24. 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 25 July, 2018, along with proof of service on Shri. Sahas Ambade, Associate Vice President, 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 / vyemalkar@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 Centre Hall, 1st Floor, Centre No. 1, World Trade Centre, Cuffe Parade, Mumbai 400 005 on Wednesday, 1 August, 2018, at 10.00 Hours, for which no separate notice will be given.

25. MBPPL shall reply to each of the suggestions and objections received within three days of the receipt but not later than Monday, 30 July, 2018 for all the suggestions/objections received till Wednesday, 25 July, 2018. Rejoinders may be submitted on replies provided by MBPPL either during the Public Hearing or by Monday, 6 August, 2018.

26. 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 website of the Commission www.mercindia.org.in in downloadable format (five copies).

Signature: Name: Sahas Ambade Designation: Associate Vice President, MBPPL

Place: Mumbai Date: xx July, 2018