



Registrar

**National Electric Power Regulatory Authority**  
**Islamic Republic of Pakistan**

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No. NEPRA/DG(CAD)/TCD-03/36395-97


September 13, 2021

Chief Executive Officer,  
Gujranwala Electric Power Company (GEPCO),  
565/A, Model Town GT Road,  
Gujranwala.

Subject: **DECISION IN THE MATTER OF CLARIFICATION SOUGHT BY  
GEPCO AND COMPLAINT FILED BY M/S. IZHAR MONNOO  
DEVELOPERS (PVT.) LTD. UNDER SECTION 39 OF THE  
REGULATION OF GENERATION, TRANSMISSION AND  
DISTRIBUTION OF ELECTRIC POWER ACT, 1997 AGAINST  
GEPCO REGARDING EXTERNAL ELECTRIFICATION OF  
DREAM GARDENS HOUSING SCHEME WAZIRABAD**  
Complaint No. GEPCO-NHQ-6570-08-21

Please find enclosed herewith the Decision of the Member (Consumer Affairs)  
dated September 09, 2021 (03 Pages) regarding the subject matter for necessary action and  
compliance within thirty (30) days, positively.

Encl: As above

  
( Iftikhar Ali Khan )  
Director  
Registrar Office

Copy to:

1. C.E/ Customer Services Director, Gujranwala Electric Power Company (GEPCO),  
565/A, Model Town GT Road, Gujranwala.
2. Mr. Khizar Ayub Izhar, Director Izhar Developers, Dreams Gardens Defense  
Road, Lahore.



**BEFORE THE**  
**NATIONAL ELECTRIC POWER REGULATORY AUTHORITY**  
**(NEPRA)**

**Complaint No. GEPCO-NHQ-6570-08-21**

**M/s Izhar Monnoo Developers (Pvt) Limited,**  
Dream Gardens,  
Defence Road, Lahore.  
042-111-463-111

.....Complainant

**VERSUS**

**Gujranwala Electric Power Company (GEPCO),**  
565/A, Model Town GT Road, Gujranwala.

.....Respondent

**Date of Hearing:** August 11, 2021

**On behalf of  
Complainant:**

- 1) Mr. M. Usman Farooq, PD, Izhar Monnoo Developers
- 2) Mr. Baber Khan, GM Dream Gardens Wazirabaid
- 3) Mr. Sheraz Monnoo, COO, Izhar Monnoo Developers

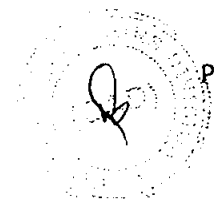
**Respondent:** Mr. Imtiaz, Dy. Director (Planning), GEPCO

**Subject: DECISION IN THE MATTER OF CLARIFICATION SOUGHT BY GEPCO AND COMPLAINT FILED BY M/S IZHAR MONNOO DEVELOPERS (PVT) LIMITED UNDER SECTION 39 OF THE REGULATION OF GENERATION, TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER ACT, 1997 AGAINST GEPCO REGARDING EXTERAL ELECTRIFICATION OF DREAM GARDENS HOUSING SCHEME WAZIRABAD.**

**DECISION**

This decision shall dispose of the complaint filed by M/s Izhar Monnoo Developers (Pvt) Limited (hereinafter referred to as the 'Complainant' or 'Society' or 'Sponsor') against Gujranwala Electric Power Company (GEPCO) (hereinafter referred to as the "Respondent" or "GEPCO"), under Section. 39 of the Regulation of Generation, Transmission and Distribution of Electric Power Act, 1997 (hereinafter referred to as the "NEPRA Act") and provide clarification sought by GEPCO vide their letter dated 07-07-2021.

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2. Brief history of case is that GEPCO vide letter No. 9448-50 dated 07-07-2021 submitted that it has received an application from M/s Dream Gardens Wazirabad on 07-04-2020 for external electrification having ultimate load requirement of 11.9MW. Further, the Sponsor submitted the second design book on 31-03-2021 with the ultimate load demand of 8.8MW and requested for electrification without transfer of land to GEPCO. The design book submitted by the Sponsor was evaluated by GEPCO and the ultimate load demand was assessed as 10.59MW accordingly the revised Consumer Service Manual (CSM). The Sponsor submitted the third revised design book with ultimate load demand of 9.29MW. The variation of load is due to two commercial plots bearing No. 59 & 89. If the Sponsor constructs multistory building i.e. ground plus nine floors as indicated in the 1<sup>st</sup> design book; the ultimate load demand would be 10.59MW and if the Sponsor constructs a building with ground plus two floors, then the ultimate load demand would be 9.29MW. GEPCO has sought clarification regarding assessment of load in light of the provisions of CSM.

3. Meanwhile, the Society also filed a complaint with NEPRA, whereby it was submitted that their Consultant had erroneously calculated the load of two commercial plots i.e. 59 & 89 on the basis of ground plus nine floors instead of ground plus two floors. Accordingly, the error in assessment of load of the Society was corrected and a revised design book was submitted to GEPCO. The Sponsor also requested for issuance of clarification to GEPCO in this regard.

4. A hearing in the matter was held on 11-08-2021 at NEPRA Head Office, Islamabad which was attended by both the parties. During the hearing, the Complainant re-iterated its earlier version and submitted that there was no intention to build more than ground plus two storeys on the said plots. The Complainant further submitted that they will provide an undertaking to GEPCO to the effect that the construction on the said commercial plots shall be restricted to ground plus two floors. The Sponsor also provided the letter of the Consultant i.e. M/s Power Communication, whereby the Consultant has submitted that the load of two plots i.e. 59 & 89 was assessed inadvertently on the basis of ground plus nine floors instead of ground plus two floors. The Sponsor added that GEPCO was approached accordingly and the revised design book was submitted for approval of electrification case.

5. The case has been examined in detail in light of written/ verbal arguments of the parties. In the instant case, the load of the Society appears to be 9.29 MW. In this regard, the revised CSM provides that a housing scheme/society having load above 5MW to 10MW shall be electrified through dedicated transformer, dedicated 11kV feeder and to pay 50% grid sharing charges including transmission line charges and 100% cost of land proportionate to load. Further, the housing schemes with ultimate load demand above 10MW to 20 MW are required to be electrified through dedicated grid station and associated transmission line or DISCO may provide connection from its own grid station subject to availability of capacity/ load in its grid and with mutual consent. In such case, DISCO shall recover 100% grid sharing charges including transmission line charges and a piece of land i.e. minimum 12 Kanal for Gas Insulated Sub-Station (GIS) and 20 Kanal for Air Insulated Sub-Station (AIS) within the housing scheme/ society.

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6. Foregoing in view, GEPCO is directed to proceed for electrification of the Dream Land Housing Society, Wazirabad as per the provisions of revised CSM and obtain an undertaking from the Sponsor on non-judicial stamp paper to the effect that construction on the two commercial plots i.e. 59 & 89 shall remain up to ground plus two floors only and the ultimate load of the Society shall be restricted to 9.29MW. In case of violation by the Sponsor, GEPCO shall have the right to reassess the load and recover the charges accordingly for the entire load besides taking any penal action against the Society including disconnection of supply.

7. A report in the matter be submitted within thirty (30) days.

Islamabad, September 9 , 2021



(Rehmatullah Baloch)  
Member (Consumer Affairs)