



**BOARD NOTE**

Item No	
Board Meeting No.	
Date of Meeting	29.01.2014
Sponsoring HOD.	MM-II

**(A) Subject: Allotment of Plot No. 16 & 17 admeasuring 1293.55 Sqm. in Sector 20 at Roadpali, Kalamboli, Navi Mumbai for setting up of 33/11 KV electric substation to Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL)**

**(B) Issue for consideration (Background for considering the allotment of this plot):**

Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) is entrusted with the creation of infrastructure for electric supply to the consumers. This includes the setting up of Sub - Stations, laying of electrical Cables, monitoring the electrical supply etc.

Due to growth in population, more and more areas are getting urbanized, thereby increasing the demand for electricity. In order to provide quality electrical supply, the MSEDCL is required to set up sub station at various locations, as per their requirement. As part of electrical infrastructure in Kalamboli, Navi Mumbai, the MSEDCL has requested CIDCO to provide a suitable plot for erection of sub station at Roadpali, Kalamboli in Sector 23. The present proposal is initiated for the reason mentioned above.

**(C) Nature of Approval: (please tick appropriate column)**

Appraisal Note	Allotment	Adm. Approval	Financial Approval / Award of work	Policy	Others (PI specify)
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**(D) Details of the Proposal:**

The Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) has requested CIDCO for allotment of Plot No. 16 & 17 admeasuring 1293.55 Sqm. in Sector 20 at Roadpali, Kalamboli, Navi Mumbai for setting up of 33/11 KV electric substation.



The location and the pricing of this plot is finalized for the allotment to Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) after concurrence from CIDCO Electrical Engineering Section.

However, earlier, plot no. 16 was allocated as a Health User in the layout plan. Later on the 'use' of the plot has been changed in the layout plan by the Planning Section, which was approved by the Modification Approval Committee, duly acceded to, by the VC & MD CIDCO.

Plot no. 17 was already earmarked for "Public Utility" use. Hence both the plots now are amalgamated, and proposed for allotment to MSEDCL for setting up 33/ 11 KV electric sub station.

**Proposal:**

It is proposed to allot the Plot No. 16 & 17 admeasuring 1293.55 Sqm. in Sector 20 at Roadpali, Kalamboli, Navi Mumbai with F SI 0.5 to Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) for setting up 33/ 11 KV electric substation @ Rs. 5400/- per sq. mtr. at a total lease premium of Rs. 69, 85, 170/-.

In addition to the above, MSEDCL have to pay Water Distribution Betterment Charges @ Rs. 50/- per sq. mtr. and applicable Power Supply Infrastructure Development Charges.

**(E) Financial Implication:**

**Applicability of the rate for the Lease Premium of this plot:**

The Economics Department has worked out the rate to be charged to MSEDCL for Plot no. 16 & 17 at Roadpali, @ Rs. 5400/- per sq. mtr. based on the reserve price of Kalamboli node for the financial year 2013-14. Reserve Price of Kalamboli Node is Rs. 4000/- per sq. mtr. as approved by the Board vide B R No. 10800 dated 03.05.13 .

Over and above the Reserve Price, the Economist has added Rs. 1400/- per Sqm. due to the locational advantage of the plot (25 % due to corner location + 10 % for plot having frontage over 15 mtr wide road). This addition of premium is based on the BR No. 8979 dated 25.03.2004.





# MAHARASHTRA STATE ELECTRICITY DIST. CO. LTD.

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## VASHI CIRCLE

Office of the Superintending Engineer,  
Plot no 5, Nr. Abhudaya Bank Bldg,  
Sector 17, Vashi, Navi Mumbai. 400 703  
E-mail ID : [sevashi@mahadiscom.in](mailto:sevashi@mahadiscom.in)

Date: 13<sup>th</sup> 1 MAR 2012

No: SE/VC/Tech/ No-2094  
To  
The Superintending Engineer (Elect.),  
C.I.D.C.O. Ltd.,  
6<sup>th</sup> floor, CIDCO Bhavan,  
CBD Belapur, Navi Mumbai.

SEDCL letter  
to CIDCO  
for land

Sub:- Allocation of plot for 2 x 10 MVA sub/station at Sector 16 to 23, Kalamboli.

- Ref:-
1. T.O.L.No.SE/VC/Tech/1295 dtd. 22.02.2012.
  2. T.O.Lr. dtd. 05.03.2012.
  3. Lr.No.EE/PNL-U/Tech/ 1679 dtd. 27.3.2012.

Dear Sir,

With reference, to above, it is to inform you that CIDCO is developing the Roadpali and surrounding area in Kalamboli node. It has been also observed that the buildings are coming up very fast and considering the development in next one or two years the projected demand of this area will be around 20 MW which cannot be catered from the existing electrical distribution net work. Hence, it is necessary to establish a 33/11 KV 2 x 10 MVA sub/station for catering the power supply need in this area being developed by CIDCO. This office vide letter under ref.No. (1) and our Panvel Division's Letter ref. No.(3) above, have already requested CIDCO to allot a plot admeasuring approximately 2,000 sq.m. in Sect.16 to 23, Kalamboli for establishing the said sub/station, power corridor for incoming and outgoing lines. It is to inform you that, unless this sub/station is established, it is not possible to give power supply to all the upcoming residential and commercial buildings in this area, which may effect CIDCO's plan of developing this area. In view of this, you are requested to allot a land admeasuring 2,000 sq.m. approx., preferably at Sect. 21, Kalamboli node, which is a load centre.



Please take necessary action at the earliest and coordinate the matter with your Marketing/Planning Divisions for over all development of this area.

Thanking you,

Yours Sincerely,

*Asah 3/13*  
Superintending Engineer,  
Vashi Circle.

Copy s.w.rs.to:-

1. The Commissioner, Kokan Bhavan, CBD Belapur.
2. The Chief Engineer (BNDUZ), Bhandup.
3. The Chief Engineer, CIDCO, CBD Belapur.
4. The Chief Arcitect/Planner, CIDCO, CBD Belapur.

Copy to:-

1. The Executive Engineer, Panvel (U) Dn.
2. The Executive Engineer (Elect.-II), CIDCO, CBD Belapur.
3. The Executive Engineer (Civil), Bhandup.