



JAIPUR VIDYUT VITRAN NIGAM LIMITED
 OFFICE OF THE SUPERINTENDING ENGINEER (Comml)
 Room No.229, VidyutBhawan, Jyoti Nagar, Jaipur - 302005
 Tel - 0141-2747041 FAX - 0141 - 2744803
 Email - secomml@jvvn.in

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ORDER

Sub : Prescribing norms for electrification of Colonies/ Housing Schemes developed by private builders/ Developers/Housing Societies and releasing permanent connections therein.

In supersession to this office Order No. JPD/SE(C)/C-I/F.4(388) Pt.II/D.799 dated 24.06.2011 (JPR5-622), following revised norms are prescribed for electrification of colonies/housing schemes and releasing permanent connection therein :-

1. The estimated designed demand criteria shall be 2KW per 1000 Sq.feet of plot area for Domestic and 5KW per 1000Sq.feet of plot area for Non-domestic and 50% of the sum of the load so worked out of all the plots in the colony/housing schemes shall be taken as the estimated designed demand of colony. For converting KW to KVA, 0.9 PF shall be considered. The following design parameters shall be considered for preparation and approval of the electrification scheme of the colony :-
 - (a) Provision of approximately 50% additional line DPs for creation of new 11/0.4 KV sub-station be kept for further expansions and location be identified accordingly at initial stage.
 - (b) The capacity of the transformer, cables and allied equipment shall be worked out by considering 1.3 times the estimated designed demand.
 - (c) Individual distribution transformer capacity shall not be more than 315 KVA.
 - (d) Maximum length of each LT feeder shall not be more than 250 meters.
 - (e) The estimated designed demand and electrification voltage level of multistoried buildings shall be worked out in accordance with the relevant and prevalent orders.
2. All contiguous blocks of the colony shall be considered as a part of the colony for the purpose of computation of estimated designed demand. Piecemeal electrification of colonies is not allowed.
3. The supply voltage level shall be corresponding to estimated designed demand & upto 1500 KVA supply voltage level shall be 11KV and for estimated designed demand more than 1500 KVA the supply voltage level shall be 33 KV. For electrification by developer/colonizer/Housing Societies at

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33KV supply voltage level, a piece of land measuring 1000 square meter for colonies having estimated designed demand more than 1500 KVA shall be made available by the Developer/Colonizer/Urban Local Bodies free of cost for construction of 33KV/11KV sub-station. For making available land free of cost, the Developer /Colonizer shall be solely responsible. Similarly, in case if the estimated designed demand of any colony is more than 15MVA, land measuring at least 5000 square meter shall be made available free of cost for constructin of 132KV Grid sub-station & 33/11KV sub-station.

4. The scheme for electrification keeping in view the estimated designed demand and distribution network shall be adjudged for technical feasibility i.e. if it is feasible from the existing 33KV (except feeder feeding Discoms sub-station) or 11KV line in the vicinity of the colony/housing scheme, the same shall be tapped by providing double pole structure with isolator/RMU. However, in case the scheme is not found technically feasible from the existing system, a separate 33KV or 11KV feeders be proposed from the nearby 33KV sub-station or 132KV, GSS (For working out technical feasibility, no diversity factor is to be taken in estimated design demand). In no case 33KV feeder feeding Discoms 33/11KV sub-station shall be tapped.
5. The primary distribution system shall be laid with 11KV overhead line(s) or by underground cable of suitable capacity. 11/0.4KV sub-stations shall be erected pole mounted. For LT lines no bare conductor will be used, only 3-core 50 Sq. mm/1-core 35sq.mm AB cable or Insulated Rabbit conductor shall be used. For street light points separate AB cable shall be laid, if required on the same supports.
6. The cost of electrification (Lines/Sub-stations) of colony/area for supply voltage upto 33KV shall be borne by the Developer/ Colonizer/Housing Societies/Plot holders as prescribed in subsequent paras. Cost of electrification shall not include cost of 132KV works, if required for any scheme. The land required for construction of 33KV sub-station(s) as per item No.3 above shall be provided by the Developer/Colonizer /Urban Local Bodies free of cost.
7. The Developer/Colonizer/Housing Society may opt and carry out electrification of the colony/area with the technical approval and under the supervision of Nigam. However, the developer shall have to deposit the cost of 33/11 KV and 11/0.4KV transformers with the Nigam at store issue rate plus usual over head charges. These transformers will be installed by the Nigam as per requirement. All material which is to be used by Developer/Colonizer for electrification work shall be as per specification of Nigam and meeting CTL requirements. In such cases 15% supervision charges shall be recovered for over head line works. If entire electrification of the colony is done by under ground cabling then supervision charges shall be 5% as per order No.JPD/Rules-751 dated 11.07.2011. The cost of shifting/re-alignment of the existing power lines in the scheme shall also recoverable from the developer/colonizer, if any.
8. Where developers/colonizers have left and there is no electric connection in the scheme or some connections have been released but number of such plot



holders having electric connections are less than 50% of the total plots of the scheme, then the electrification scheme including cost of 33/11KV sub-station, line, if any, shall be prepared and its cost shall be worked out by considering the entire plot area less the cost of the infrastructure available in the scheme for the existing connections and shall be sanctioned by the competent authority. The prospective consumer shall be given connection on depositing the fix service connection charges towards expenses for providing electric line and extension of distribution mains and/or service line @ Rs. 200 per Sq. yard of plot area of individual connection. The above charges shall be increased by 5% every financial year starting from 1st April. Other charges viz meter and consumption security shall be recovered as per provisions of TCOS-2004 and as amended from time to time.

The cost of shifting/re-alignment of the existing power lines in the schemes area shall also be added to the cost of electrification.

(Total plot area is the sum of area of all individual plots in the colony. Area of roads, gardens will not be included in this area). The electrification work shall be taken in hand by Nigam as and when required as per the load requirement and technical parameters of the existing network.

9. In case more than 50% plot holders in the scheme have been provided electric connection in colonies/housing schemes at the time of framing scheme of electrification, the balance connections may be released to applicants as per provisions of TCOS-2004 (Amended up to date).
10. An additional electric connection of any category to the premises/plot already having electric connection, shall be released as per provisions of TCOS (amended upto date).
11. For the schemes/townships/colonies of mixed nature i.e. schemes having individual plots as well as multi-story buildings, the design load of the entire scheme shall be inclusive of the estimated design demand of all the multi-storied buildings /complexes & individual plot area worked out as per Sl. No.1 above and the scheme shall be prepared accordingly. Electrification of the large buildings in such schemes shall be allowed at the voltage applicable (11KV or 33KV) from the technically feasible network developed by the colonizer/developer for the entire scheme as per norms.

The above design criteria, provisions and procedure shall also be applicable to colonies/housing schemes developed by RHB/UITs/ Development Authorities etc.

By order

(A.K. Singh)

Superintending Engineer(Comml.)