

**Before the**  
**MAHARASHTRA ELECTRICITY REGULATORY COMMISSION**  
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**PRACTICE DIRECTIONS**

**EXPENSES ON RISING MAINS AND FLOOR WISE METERING IN HIGH RISE BUILDINGS**

**MERC (ELECTRICITY SUPPLY CODE AND OTHER CONDITIONS OF SUPPLY) REGULATIONS, 2005 (The Supply Code)**

**28 August, 2019**

**PREAMBLE**

1. In Case No. 61 of 2019, recent trend of providing electricity supply in high rising buildings through Rising Mains arrangement has been brought to the notice of the Commission. As such arrangement requires comparatively higher expenses than the conventional methods, issue of who should bear such expenses was raised. In order to address this issue, the Commission deems it fit to invoke its power to issue Practice Directions under Regulation 22 of the Supply Code for providing clarity on the issue of Rising Mains arrangement in high rise buildings.
2. Prevailing Regulatory Framework dealing with releasing of connection in high rise buildings is elaborated below:
  - 2.1. Regulation 9 of the Supply Code reproduced below stipulates that Consumer will be responsible for wiring beyond the point of supply:
    1. *Wiring of Consumer's Premises*  
*The work of wiring at the premises of the consumer beyond the point of supply shall be carried out by the consumer and shall conform to the standards specified in the Indian Electricity Rules, 1956 until the introduction of any rules or regulations for the same under the provisions of the Act.*
  - 2.2. Point of Supply has been defined under the Supply Code as follows:

*2 (t) "Point of Supply" means the point at the outgoing terminals of the Distribution Licensee's cutouts fixed in the premises of the consumer*

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- 2.3. Further as per Regulation 5.2 of the Supply Code, Distribution Licensee needs to fix the Point of Supply in agreement with the consumer:

*5.2 In order to give supply to the premises concerned, the Authorized Representative shall, in agreement with the applicant, fix the position of mains, cut-outs or circuit breakers and meters and sanction the load for the premises:*

*Provided that the service position shall normally be at an accessible location and the meter shall be fixed at a height so as to enable convenient reading of meter and to protect the meter from adverse weather conditions.*

- 2.4. As per the above mentioned proviso, service position / point of supply shall normally be at accessible location. In case of high rise building, this aspect has been further elaborated under Regulation 36 (3) of CEA (Measures relating to Safety and Electric Supply) Regulations, 2010 reproduced below:

*36. Provisions for supply and use of electricity in multistoried building more than 15 meters in height:*

.....

*(3) The supplier or owner of the installation shall provide at the point of commencement of supply a suitable isolating device with cut-out or breaker to operate on all phases except neutral in the 3-phase, 4-wire circuit and fixed in a conspicuous position at not more than 1.70 meters above the ground so as to completely isolate the supply to the building in case of emergency.*

- 2.5. Thus, 'accessible location' for fixing Point of Supply as mentioned in the Supply Code needs to be conceived as point where isolating device can be installed as mandated under the CEA Safety Regulation for completely isolating the supply of the building in case of emergency. This can only be possible if Point of Supply is located at ground floor or first floor, which is easily accessible.
- 2.6. Hence, harmonious reading of the Supply Code and CEA Safety Regulations, 2010 reveals that in case of multi-storied building with height more than 15 meter, Point of Supply shall be on ground/first floor.
- 2.7. In view of above regulatory framework, in case of high-rise building, Distribution Licensee is obligated to provide its network upto Point of Supply which must be

located on ground/first floor. Thereafter, consumer has to undertake further wiring work.

3. The Commission also notes that in normal course, developer of the high-rise building incorporates various utilities services such as water, gas, rising mains for electricity, communication infrastructure etc. at the time of construction of building itself. Hence, it includes cost of all such facilities in cost of flat and buyer has to pay the same to the project developer. If the cost of rising main is included in Service Connection Charges as a part of Schedule of Charges, then the individual consumer would in any case be required to pay such charges again to Distribution Licensee for taking electricity connection.
4. Hence, in view of above stated Regulatory Framework, and in order to avoid possibility of any double charging of consumers, work of rising mains and floor wise metering in high rise building needs to be undertaken by concerned project developer / consumers only. They can undertake such work as per specifications approved by Distribution Licensee or pay actual expenses for undertaking such work by Distribution Licensee. In no case, Distribution Licensee can be made to bear such expenses for providing rising mains in high rise building. Further, such rising main shall be handover to Distribution Licensee for operation and maintenance purpose. Accordingly, the Commission issues following Practice Direction:

**Practice Direction:**

- a. Work of rising mains and floor wise metering in high rise building needs to be undertaken by concerned project Developer / Consumers only.
- b. Developer/Consumer can undertake such work as per specifications approved by Distribution Licensee or pay actual expenses for undertaking such work by Distribution Licensee.
- c. Such rising main shall be handed over to Distribution Licensee for operation and maintenance purpose.

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