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CIN.U40109MH2005SGC153645
(A Govt. of Maharashtra Undertaking)
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Ref. No. ED(Dist-II)/M-I/NSC-Guidelines/ NO 35530 **Date:** 14 NOV 2024

CIRCULAR

Sub- Infrastructure development for release of new connections/Enhancement of Load-Guidelines thereof.

MSEDCL (Maharashtra State Electricity Distribution Company Limited) is a Distribution Licensee in the State of Maharashtra and is responsible for providing power supply to consumers. In accordance with Section 43 of the Electricity Act, 2003-Duty to Supply on Request and the subordinate regulations framed by the Maharashtra Electricity Regulatory Commission (MERC), whenever the supply of electricity to a consumer's premises requires the extension of distribution lines or the commissioning of electric lines and electrical plants, the Distribution Licensee is obligated to provide the necessary electrical infrastructure for that purpose.

The MERC has framed the **Maharashtra Electricity Regulatory Commission (Electricity Supply Code and Standards of Performance (SoP) of Distribution Licensees including Power Quality) Regulations, 2021**, and came into force from the date of their publication in the official gazette.

Considering the provisions of Electricity **Supply Code Regulations, 2021**, MSEDCL has undertaken a detailed technical exercise and has framed updated guidelines for infrastructure development to facilitate the release of new electricity connections/load enhancement.

It is necessary to implement the provisions of Regulation and also provisions of Planning Authority in respect of the requirements of land for development Electrical Infrastructure. In terms of the provision the Regulation of MERC (Section 6.5 to Section 6.7 of Supply Code Regulations, 2021) and as per the Development Control Rules (DC Rules) of the Planning Authority of that particular area, the Developer/Builder/Owner/Applicant should necessarily spare the required land and RoW for required infrastructures like Substation, Distribution Transformers, HT/LT lines, etc.

In view of above the following procedure is issued for implementation.

1) Whenever providing supply to the premises requires extension of distribution lines or commissioning of 33/11 kV or 22/11 kV substation and/or augmentation/ extension of DTC, HT/LT lines, etc. the work for this infrastructure is to be carried out by MSEDCL (except in the cases where Developer/Builder/Owner/Applicant Suo moto is willing to execute the work under DDF scheme) as per the provisions of section 43 and 46 of the Electricity Act 2003, read with MERC approved

Schedule of Charges and the subordinate regulation Sec 6.5 to 6.7 of the Supply Code Regulations, 2021 and also the provisions of Development Control rules of the Planning Authority of that particular area.

2) The electrical infrastructure to supply electricity to premises upto distribution mains, will be developed by MSEDCL and the expenditure will be claimed in ARR as per regulations. Accordingly, the procedure for carrying out infrastructure development to release new connections in consonance with statutory and legal provisions under various Regulations of MERC and also the provisions under the Development Control (DC) Rules of the concerned Planning Authority is given here under: -

A) Guidelines: -

These guidelines shall be applicable for release of new connections, additional load and reduction of load under all category except Agriculture pump set.

1) MSEDCL shall develop, erect and commission electric lines and any electric plant (substation, DTC etc) and necessary allied infrastructure up to distribution mains in all cases. (except in the cases where Developer/Builder/Owner/Applicant suomoto is willing to execute the work under DDF scheme).

2) The Developer/Builder/Owner/Applicant shall provide the required land in line with MERC regulations (Supply Code Regulations-2021) section 6.5 & 6.6 and Development Control (DC) Rules of the Planning Authority of that area. The concerned MSEDCL Authority shall necessarily refer to the DC Rules of the local Planning Authority of that areas in which electricity supply is required and shall ensure that the land as envisaged statutorily/legally is transferred to MSEDCL (by way of Registered document/Govt. order/land revenue records) (in case a township is being developed in e.g. "XYZ" Municipal Corporation area, the Development Control rules of "XYZ" Municipal Corporation shall be referred to with regards to provision for providing electricity and the same needs to be complied by the Developer/Builder/Owner/Applicant).

   For construction of Substation and allied lines, the required Land/RoW shall be made available by the Developer/Builder/Owner/Applicant. For the same the following procedure shall be adopted: -

   a) The taking over of land and RoW for laying I/C & O/G lines (O/H or U/G) from applicant/developer for infrastructure, will be carried out by concerned Executive Engineer for DTC cases and Superintending Engineer of MSEDCL for HV/EHV substation cases (including DTC land) respectively.

   b) The land and RoW will be taken over by above authorities only after measurement by Civil wing and as per land area norms prescribed in the said circular.

3) The application shall be processed for new connection, however, before release of either temporary or permanent connection whichever is first for construction purpose, the required piece/s of land (if required for infrastructure development) must necessarily be leased and registered in the name of MSEDCL and registration charges as applicable shall be borne by the Developer/Builder/Owner/Applicant and land should be physically transferred for possession of MSEDCL.

Provided further that, such land/space/room should be taken on lease for 99 years @ Rs 1 per year lease rent and the transfer document shall clearly have this condition.
However, in case of projects, where phase wise development is proposed, lands required for first phase of the project must be leased & registered in the name of MSEDCL before release of temporary connection. Further, an undertaking from the Developer/Builder/Owner/Applicant in the prescribed format (Annexure-A) shall be taken for handing over of the balance land before start of the next phase. Further, this land shall be clearly marked on the sanctioned plan approved by respective planning department. The registered lease deed and the other details of the land shall be uploaded in the IT system

The temporary connections shall be given phase-wise only. No temporary connection shall be given for next phase unless the balance land for distribution/ EHV Substation is transferred & registered in the name of MSEDCL. Any extension from temporary connection of phase one to other phase will be treated as un-authorised extension of load & shall be liable for action under section 126 of Electricity Act 2003 (Unauthorised extension)

If the Developer undertakes to provide lands in 2nd or 3rd phase, then concerned S.E. (O&M) circle shall write to local body / Municipal Corporation regarding the requirement of land for substation and shall request not to sanction next phase development unless the required land for substation & lines is marked on the proposed phase.

4) The land so provided by the builder/developer/applicant/owner should be fully developed and suitable for developing the electrical infrastructure and shall not require any cost to be incurred by MSEDCL for levelling etc. except cost for erecting electrical infrastructure.

5) Since the infrastructure developed on such land for providing connections to the applicant will be developed by MSEDCL, the same will be common infrastructure of MSEDCL and shall not be dedicated for premises/consumer/group of consumers. MSEDCL will be at liberty to release connection to other applicants from such infrastructure. MSEDCL will also be at liberty to augment/alter capacity of substation or DTC or electrical infrastructure created on such land as per its requirement.

6) In case of non-availability of land for development of electrical Infrastructure for Distribution Transformer/ Substation in the project, then the applicant/Developer have to provide the required

land nearby (within 1 km Radius) their project and have to carry out the establishment of substation with allied lines by the said applicant/developer under 1.3% DDF scheme. Further if the applicant/Developer is providing less land in the project area as specified in such case the applicant/Developer in consultation with Electrical Inspector will have to carry out the establishment of substation work with allied lines under 1.3% DDF scheme.

7 Considering space constraints in metropolitan area, MSEDCL will allow the group of 2 nearby projects (within 1 km Radius) to provide land in anyone of the project (mutually agreed) for Substation/DTCs subject to carry out the entire work under 1.3% DDF scheme.

8 In case of group projects, if no land is spared by the Applicant/Developer/Consumer/Owner either in the project then such proposals for power supply shall be rejected and not processed further.

9 If the applicant load is above 3.5 MVA in Metropolitan Region & Major cities and 3 MVA in other than Metropolitan Region & Major cities (after D.F.), the Applicant/Developer/Consumer/Owner have to provide the land for establishment of substation with allied network. However, for optimum utilization, MSEDCL shall provide power supply to premises on the existing network if found technically feasible (such proposal will be sanction at Corporate Office only). In such cases the MSEDCL will utilized the land for establishment of Sub-stations to meet future load growth. If the required load is not technically feasible on existing network, the Sub-station has to be established on the provided land to supply the required load. In both scenarios connections shall be released only by observing technical feasibility and only after Applicant/Developer/Builder/Owner provides required land to MSEDCL, irrespective of whether MSEDCL establishes substation for releasing connections or extends supply to the applicant from the existing technically feasible substation nearby to the applicant's premises.

10 The substation so created will be the exclusive property of MSEDCL and it would be utilized for all consumers and will not be DDF to the Developer/Builder/ Applicant/Owner All other conditions of this circular will be applicable in such cases also as if this infrastructure is a common facility of MSEDCL.

11 Due to any reason, if the Developer/Builder/Applicant/ Owner has not disclosed the correct load and thereby has not given the required land, MSEDCL will not be able to provide supply to the Developer/ Builder/Applicant/Owner. The Developer/Builder/Applicant/ Owner will be responsible for the consequences (legal/regulatory).

12 The work of such Infrastructure development by MSEDCL for releasing new connections will be booked through annual capital budget allocation under this scheme and will be claimed in the ARR.

13 In case of HT consumers applying for Express Feeder under DDF scheme, the same will be considered for approval, provided that in case of underutilization of this feeder by the consumer,

the balance capacity (load) will be utilized by MSEDCL for other consumers without obtaining "No Objection Certificate" from the principal consumer. In short, for Express Feeder/Dedicated Distribution Facility the load should be at least 60% of the permissible load / rated capacity. MSEDCL will be at liberty at its sole discretion to take over such Express Feeder at depreciated cost of infrastructure, if the loading on express feeder falls below the agreed minimal load in consecutive 12 months.

This will be applicable for the existing under loaded Express Feeder also wherein such feeders will be taken over by MSEDCL for using it as common facility.

Exception to this provision will be available to the electricity supply requirement of Government/Civil Hospitals, Airports, Govt. Medical Colleges, Defence establishment, Courts, LIS and PWW or other important Government Establishment, continuous process industries like paper printing press, spinning mills, steel plants, chemical or pharma industries, IT Data centres etc, where uninterrupted power supply for process is a must & provided that the consumers opts for the same under Dedicated Distribution Facility. The approval for Express feeders will be subject to technical feasibility.

B) Procedure: -

1. The load shall be calculated as per norms for requirement of land to develop the infrastructure. Further, after receipt of application from the Applicant/Developer/Builder/ Owner, the field officer should carry out the survey of applicant premises for actual requirement of load (as per norms given below in para-C (1) and Competent Authority of MSEDCL should ensure that entire requirement of load of all phases have been covered in the application. Further the passive loads like firefighting and standby pumps shall be excluded from total load calculation of the project. However, if load demanded by the Developer/Builder/Applicant in A1 form is more than the calculation carried out as above, then the infrastructure shall be considered for higher load mentioned in the A1 form. In case the applicant Applicant/Developer/Builder/ Owner applied for the lower load then load calculated as per the norms as mentioned Para-C (1) shall be considered for infrastructure development
2. The requirement of land for creation of Infrastructure to cater the required load, i.e. 33/11 kV, 22/11 kV substation, switching stations and/or DTC, HT/LT Lines, etc including infrastructure required up at EHV substation i.e. MSETCL (as per norms in Para- H) shall be conveyed to Developer/Builder/ Applicant/Owner for providing the encumbrance free land for a period of 99 years on lease at a nominal rate of Rs 1 annually, duly registering lease deed in the name of MSEDCL as per procedures. Concern Civil Division Engineer will be responsible for registration process and taking over the land from the Developer/Builder/Applicant/ Owner.

Developer/Builder/Applicant/Owner will have to meet the expenditure for registering the lease deed. MSEDCL may utilize such land for establishment of substation/switching station along with section office/cash collection center/ complaint center or any purpose for consumer benefits etc.

After receipt of consent of land from the Developer/Builder/Applicant/Owner on the stamp paper of Rs. 500/-, detailed estimate as per prevailing Cost Data shall be prepared through SAP/ERP system. This is a pre-condition before sanction of load.

3. The requirement of Infrastructure to cater the required load, i.e. 33/11 kV, 22/11 kV substation, switching stations and/or DTC, HT/LT Lines, etc including infrastructure required up at EHV substation i.e. MSETCL (as per norms in Para- H) shall be finalized and estimate for temporary or permanent construction load can be sanctioned. However, the temporary or permanent construction load should be released only after execution of registered lease deed and possession of the required land.

4. For completing works within stipulated time, registered Electrical Contractors shall be empanelled. It is advised that, every division shall empanel minimum 4 to 5 contractors for carrying out the infrastructure work on behalf of MSEDCL for HT (33/22/11 kV) overhead & underground lines, DTC & associated lines, etc. If in a complex, work involves such as Substation (33/22/11 kV), DTCs and Incoming/Outgoing lines with LT network, then in such case the said entire work should be given to Single Agency/Contractor through e-tender.

5. After approval to detailed estimate, partial/full turnkey works contract shall be awarded to empanelled contractors through e-tender and work shall be completed as per Sec. 5.8 of MERC Electricity Supply Code-2021 regulation subject to Right of Way. In case of delay in execution of work and possibility of not complying the SoP Regulations, the complete details/ reasons shall be uploaded in the IT system along with the related documents.

C. Norms for Determination of Load

1) The load for Residential/Commercial and group of Residential/Commercial complex/Industrial premises should be calculated as per following norms based on the carpet area.

Sr. No.	Class of premises	Connected load/ Sq. Mtr. carpet area.
1	Residential	Minimum 75 W/Sq. Mtr
2	Commercial with air-conditioning	Minimum 200 W/Sq. Mtr
3	All other Commercial establishments	Minimum 150 W/Sq. Mtr
4	For all other categories including EV Charging	Load actual mentioned in A1 form

Note: -

- **For load above 3.5 MVA (Metropolitan and major cities) the substation is required to be established. The determination of load shall be considered as per above along with load applied for EV charging by the applicant**
- **For areas other than Metropolitan and major cities the substation is required to be established above 3 MVA**

The Passive loads like load of fire fighters, loads of stand by equipment's shall be excluded from calculation of connected load of the project.

2) Further, for final determination of total load for deciding the infrastructure, (including lines, DTC's, Substations, etc.) and area of land for the substation/DTCs, the calculations should be carried out considering diversity factor as below: -

For Metropolitan Regions and Major Cities

Sr. No.	Class of premises	Diversity Factor
1	All Residential	2
2	Commercial with air-conditioning	2
3	All other Commercial establishments	2
4	Other categories	2

Other than Metropolitan Religion & Major Cities

Sr. No.	Class of premises	Diversity Factor
1	Residential	2.5
2	Commercial with air-conditioning	2.5
3	All other Commercial establishments	2.5
4	Other categories	2.5

3) Diversity factor is for working out infrastructure and land requirement only.

4) The transformer capacity shall be determined by considering the effective load so determined and considering 0.9 PF for all areas.

D) Determination of Transformer capacity: -

a. The infrastructure proposed will be worked out considering voltage levels prescribed in SoP, Regulations. i.e. if power supply is required, propose infrastructure as follows: -

<table>
<tr><th>Sr No</th><th>Load demand</th><th>Infrastructure to be proposed</th><th>Remarks</th></tr>
<tr><td rowspan="2">1</td><td rowspan="2">If the load (after DF) is up to 25 / 75 / 250 kVA in Rural/ Urban/ Metro areas respectively</td><td>LT Line Extension (Upto 250 rmt for Metro / Urban and upto 350 rmt for Rural area from existing LT pole/ Feeder Pillar)</td><td>Total load comprising of maximum peak load reached in last 12 months on existing DTC and proposed load (after DF) of the applicant doesn't exceeds 80% the capacity on existing nearby DTC
and
if LT Line extension from existing LT pole/LT Feeder Pillar up to consumer premises (i.e Main switch, SFU, etc) is upto 250 rmt. for Metro / Urban area and upto 350 rmt. for rural area , then the power supply shall be released from existing DTC only.

The sanctioning authority will review the loading condition of the Distribution Transformer as outlined above, as well as assess the technical feasibility for extending the Low Tension (LT) Line. If found feasible, proposed load shall be sanctioned on existing DTC, then in such case space for installation of DTC shall not be demanded.

However, after release of the proposed load of the applicant, the total load on the existing DTC exceeds 80% of DTC capacity then propose augmentation or new DTC as follows:-
<table>
<tr><th></th><th>Rural</th><th>Urban</th><th>Metro</th></tr>
<tr><td>New (Min.) / Augmentation</td><td>100 kVA</td><td>200 /315 kVA</td><td>315 /630 kVA</td></tr>
</table>
</td></tr>
<tr><td>LT Line Extension (More than 250 rmt for</td><td>Propose new DT of appropriate capacity. Accordingly, land shall be taken from</td></tr>
</table>

		Metro / Urban and 350 rmt for Rural area from existing LT pole/ Feeder Pillar	applicant for the new DT proposed in his premises as per circular.
2	If the load (after DF) is more than 25 / 75 / 250 kVA in Rural/Urban/Metro areas respectively	New DTC	Commensurate capacity DTC with 100% Loading, subject to minimum as given in table row (1) above
			If load is more than 25 kVA in rural areas, 75 kVA in urban areas & 250 kVA in Metro areas new DTC be proposed in applicants premise as per capacity specified above.
	a. While issuing quotation, load demanded by consumer should be considered. Security Deposit should be calculated accordingly. Load (After DF) is only for deciding DTC capacity and it should not be considered for issuing quotation. b. For Four / Three wires, three phase, 230 / 240 volts between phase wire and neutral or 400 / 415 volts between the phases / lines, the Sanctioned Load/Contract Demand should not exceeding 160 kW/ 200 kVA: Provided that in case of multiple Consumers in the same building / premises with cumulative Sanctioned Load/Contract Demand exceeding 160 kW / 200 kVA, such limit would be 480 kW / 600 kVA. c. In Metropolitan region & Major cities, 1 MVA Distribution Transformer may be consider. d. Size of 11 kV/22 kV HT cable must be 300 Sqmm. e. In case of LT Line Extension or LT new network, UG cable or LT AB cable should be proposed as per site conditions. f. This above said loading criteria is applied for all category except AG.		

E) 33/11 kV and 22/11 kV Substation

i) If the load of complex/township/group establishments etc. is more than 3.5 MVA in Metropolitan Region & Major cities and 3 MVA in areas other than Metropolitan Region & Major cities, but up to 20 MVA (after applying diversity factor) then 33/11 kV or 22/11 kV substation of appropriate capacity shall be proposed by the field officer. Further, two incomer feeders of 20 MVA capacity each shall be proposed for all new substations.

ii) The provision of properly rectangle shaped open & levelled land to accommodate substation or other electrical infrastructure shall be made available by the Developer/ Builder/ Owner/Applicant from the space earmarked on approved plan. The said land should comply with the Safety Regulations (e.g. land below ramp, below podium etc will not be accepted).

iii) While proposing infrastructure in Metropolitan/major cities area, it shall be ensured that Ring Mains System is created for redundancy and quick diversion of load in case of breakdown.

iv) For UG cable, RMUs should be propose instead of HT feeder pillar.

v) Configuration of Ring Main Unit is to be proposed not more than 2 breakers (i.e. 2 DT on single RMU)

vi) The Developer/Builder/Owner/Applicant should also provide dedicated Right of Way (ROW) in his/her premises for laying electric lines (I/C and O/G) for Ring mains system. For laying U/G cables, adequate RCC ducts with chambers at the interval of 15 meters & provision of alternate stacks of GI angles shall be insisted to avoid excavation during fault repairing.

vii) Power supply to the complex/township/group establishments etc. shall not be allowed through Switching Stations, except in isolated circumstances, such as in case of EHV sub-station where there is no space for 33 kV/22 kV Bay for separate feeder. In such an eventuality, the power supply can be extended through switching station through Line-in Line-Out (LILO) arrangement only on existing feeder or from existing bus bar of High Voltage substation/switching station through breaker. No switching station to be proposed on outgoing feeder of HV substation/switching station.

viii) After due verification and examination of all possible alternatives for establishment of switching station and 33/11kV or 22/11 kV new substation, the proposal shall be forwarded with proper scrutiny & after duly mapping in CYMDIST and GIS Maps by Superintending Engineer (O&M) Circle. The said proposal should be recommended by Chief Engineer (O&M) Zone. The Competent Authority at Corporate office will approve the said proposal.

ix) The proposal for additional/ augmentation of Power transformers will be approved by Director (Operation) in consultation with Director (Finance). Further, proposal for establishment of New Substation / Switching station will be approved by Chairman & Managing Director in consultation with Director (Operations) and Director (Finance).

F) Requirement of Land for establishment of Dist. Transformer centre/s

i) The requirement of land for establishment of Distribution Transformer Centre (DTC) is as given below: -

Sr. No.	Type of DTC	Suitable Land requirement
1	Distribution transformer centre (Indoor) – 1 No	30 Sq. Mtr.
2	Distribution transformer centre (Outdoor) – 1 No	25 Sq. Mtr.
3	Distribution transformer centre (Compact)	15 Sq. Mtr.

Note- There will not be any expenditure or reimbursement from MSEDCL for this.

ii) The above areas shall be made available by the Developer/Builder/Owner/Applicant at nominal rate of @ Rs. 1 for 99 years. Further, 15 sq. mtr. land to be added for each additional transformer in case new transformer is required to be installed in vicinity or to be augmented at same location.

iii) Necessary clearances shall be maintained/observed as per latest CEA Regulations while establishment of Distribution transformer centres. Especially in case of Indoor DTC minimum 5-meter height of the ceiling and proper ventilation shall be maintained.

iv) While releasing load in complex/s and where DTC is required to be established in that complex, the provision for land to accommodate DTC shall be made available by the Developer/Builder/Owner/ Applicant from the space earmarked on approved plan to MSEDCL as per MERC (Electricity Supply Code and SoP Regulations-2021) regualtion.

v) Individual transformers should be proposed for each building, along with the establishment of LT Ring main network in metropolitan and major city areas, to ensure redundancy of the electricity supply.

vi) If Developer/Builder/Owner/Applicant provides less land where only compact distribution transformer center can be accommodated, then cost of such compact distribution transformer center including RMU's and allied equipments shall be fully borne by the Developer/Builder/ Owner/Applicant and the Developer/Builder/Owner/Applicant will not be able claim any re-imbursement. Distribution transformer and RMU should be as per MSEDCL approved specifications only. The infrastructure so created shall remain as common infrastructure of MSEDCL and MSEDCL shall be at liberty to release connections to other consumers through that infrastructure.

G) Requirement of Land for establishment of Sub-station and Switching Station: -

i) The Suitable Land requirement for installation of various types of s/stn is as given below: -

Sr. No.	Switching/Sub Station	Land Requirement
1	33/11 or 22/11 kV Outdoor Substation	3500 Sq. Mtr.
2	33/11 or 22/11 kV (22 or 33 kV outdoor and 11 kV indoor) Conventional Hybrid Substation	2500 Sq. Mtr
3	22 kV Outdoor Switching station	2500 Sq. Mtr
4	33/11 or 22/11 kV Indoor Substation (2 x 10 MVA) for Metropolitan and Major cities	1000 Sq. Mtr.
5	33/11 or 22/11 kV GIS Substation (2 x 10 MVA) for (Metropolitan Region & Major cities) *	600 Sq. Mtr.
6	22 kV Indoor Switching station for Metropolitan & Major Cities	550 Sq. Mtr.
7	EHV Substation indoor/Outdoor/GIS	As per the requirement of MSETCL

**Metropolitan Area" - Municipal corporation of Greater Mumbai, Bhiwandi, Kalyan-Dombivli, Mira-Bhayandar, Navi Mumbai, Panvel, Thane, Ulhasnagar, Vasai-Virar, Pune and Pimpri-Chinchwad*

"Major Cities" - Nashik ,Chh. Sambhaji Nagar and Nagpur.

H) EHV Substation:

If the load of complex/township/group establishment etc. is more than 20 MVA, EHV substation of appropriate capacity shall be proposed by the Superintending Engineer (O&M) of the Circle in consultation with MSETCL. In case of delay from MSETCL, the Jt. MD/RD shall take up the issue with local MSETCL authority. Further, Jt.MD/RD shall also intimate delay/ difficulty to Head Office and in this case the issue shall be taken up with the Head Office of MSETCL by Distribution Section of MSEDCL. During the interim period of construction of EHV substation, partial load may be released to the consumer on our existing network considering technical feasibility, provided that the Developer/Builder/Owner/ Applicant hands over the required land for EHV substation duly registered in the name of MSEDCL/MSETCL before releasing the partial load.

I) General Conditions for Accepting the Land for Developing Infrastructure: -

1) The Developer/Builder/Owner/Applicant should provide encumbrance free required land duly transferring such land in MSEDCL name on execution of an agreement for leasing of land to MSEDCL for a period of 99 yrs. at a nominal rent of Rs 1 annually.

2) The land lease agreement should be as per Annexure "A".

3) In case, Developer/Builder/Owner/Applicant demanded load in phases with load upto 20 MVA and hands over the required land for Substation/Switching station for releasing of power supply in 1st phase then no additional land will be demanded for substation/switching station in next phases.

In case of group Developers, required land shall necessarily be provided by any of the Developer in the group in his premises where load has been diverted.

4) To Determine the Land for Electrical Infrastructure in Redevelopment Cases: -

Due to vertical development in metropolitan or urban areas there are cases of redevelopment. In such cases, the land for electrical infrastructure is considered as per the new sanctioned planload. If the land is available at project for installation of DTC/substation then the infrastructure development work will be executed under New Consumer/Connection (NC) or DDF scheme. And if adequate land is not available for new DTC then power supply to such entire premises shall be released on existing network in the area by augmentation of existing nearby DTC. The cost of such augmentation work will be sanctioned in DDF Scheme on Non-refundable basis either by execution of work through licensed electrical contractor under MSEDCL 1.3 % DDF Supervision scheme or execution by MSEDCL under 100% DDF Scheme after deposit of cost for such augmentation to MSEDCL.

5) Approval to infrastructure plan (external electrification) for plot layout: -

The applicant/developer should submit a detailed approved layout plan of the entire project plotting area, carmarking land / space for Substation / DTCs. As per the requirement of the

Applicant/Developer, MSEDCL field officer will calculate the load requirement of the entire project as per Para-C of this circular and considering the FSI specified by local development authority. Further, MSEDCL field officer will inform the Developer/Applicant to transfer the stipulated land/space required for new substation, DTC, etc. as per Para-F & G. After leasing the required land to MSEDCL, entire load of the project will be sanction with validity period of 2 years. To mitigate unnecessary expenditure on infrastructure and to reduce the potential for increased technical losses from suboptimal network utilization, the electrical infrastructure will be developed as per actual load requirements of the project rather than constructing to the full sanctioned capacity. If Applicant/developer require the partial load for streetlight & temporary connection, then in such case said connection will be release under DDF scheme. And further electrical infrastructure will be developed as per actual required load of individual.

K) Other Instructions:

1) All group connections application is to be applied through online B1 application only.

2) If the Applicant/Developer/Builder requires partial load is to be released on urgent basis out of sanctioned load and if requires more time to complete the sanctioned work as per estimate then in such cases, Superintending Engineer, (O&M) will take the decision to release the partial load subject to sanction and if technically feasible on the existing network. The necessary work required for release of this partial load shall be executed under DDF scheme only on non-refundable basis, subject to the handing over of required piece of land to MSEDCL.

3) The sample verification of the works executed against the estimates so sanctioned shall be verified to the extent of 5 % by the concern authority as follows: -

Sr. No.	Land and Estimation for	Authority
1	Distribution transformer centre/s	Executive Engineer (O&M) circle
2	33/11 or 22/11 kV Sub-station	Superintending Engineer (O&M) circle
3	EHV Sub-station	Chief Engineer (O&M) Zone

4) For laying of cables /lines from substation to Distribution transformer center and Distribution transformer center to consumer metering point dedicated corridor shall be provided by the Developer/Builder/Owner/Applicant.

5) MSEDCL shall not be responsible for delay in providing electrical infrastructure for the Developer/Builder/Owner/Applicant due to issues related to handing over (requested) land, Right of Way issues, Statutory Clearances or for reasons beyond the control of MSEDCL.

6) Bidder/developer/Applicant may be permitted to carry out the service connection work by recovering 1.3% supervision charges against service connection charges

7) The delay or non-release of power supply due to non-compliance of the necessary provisions in the circular shall be at the risk and cost of Developer/Builder/Owner/ Applicant.

8) Similarly, the CE(MMC) and CE(O&M) shall ensure smooth flow of the material procured by HO or field offices respectively.

9) Necessary budget provision for this additional procurement of material be made in the SAP/ERP Capital budget.

10) Estimates for development of Infrastructure work for all category except AG should be sanctioned under NSC scheme, the budget provision will be made (except DDF or if any).

11) Records related to works carried out shall be maintained in proper manner so as to enable the submission of same to MERC for claiming the expenditure in ARR.

12) Every field Officer shall proactively take action in implementing these provisions so that MSEDCL will be in a position to meet the demand of prospective consumers in time in accordance with the provisions of Electricity Act 2003.

13) Wide publicity should be given at all offices of MSEDCL to all consumers, RERA (Real Estate Regulation Authority), Builders Associations and Consumer Associations, etc. regarding MSEDCL policy so as to prevent additional charging to the consumers on the pretext of electrical infrastructure development.

The earlier Circulars issued are superseded.

The above guidelines are applicable for the online application of power Supply (B1) received to the field office form the date of issue of this circular.

This circular shall come into force with immediate effect.

This circular is available on www.mahadiscom.in website.

D.V. Padalkar
Executive Director-II (Dist.)

Encl.:- Annexure A (Format of Land Lease Agreement),

Copy s. w.r.s. to: -

1. The Chairman and Managing Director, MSEDCL, Mumbai.
2. The Chairman and Managing Director, MSETCL, Mumbai.
3. The Director (Operations)/(Finance)/(Projects)/(Commercial), MSEDCL, Mumbai.