

**Government of Kerala**  
**Department of Electrical Inspectorate**  
**Office of the Chief Electrical Inspector**

No: B3 / 17458 / 2000 / CEI

Trivandrum  
16<sup>th</sup> November 2000

**CIRCULAR**

Kerala State Electricity Board, Vide B.O no: 2312 /2000/( TCI /19314 /88 ) dated 16 th September 2000 has made the following amendments to the *Conditions of Supply of Electrical Energy Regulation* regarding electrical connection to high rise buildings. While approving schemes and issuing sanction for energisation for electrical installations in high rise buildings it shall be ensured that these conditions are complied with

1. If the total connected load in the building is 50 kVA and above, separate transformer shall be installed at the building premises by the owner/ promoter at his own cost.
2. If common and essential loads in the building is 150 kVA and above, separate transformer with HT metering arrangement shall be installed exclusively for such loads by the consumer/promoter at the building premises at his own cost
3. H.T. load break switch fuse unit or vacuum circuit breaker shall be provided as primary controlling device, if there is only one transformer. H.T. load break switch fuse unit is adequate for transformers of rating below 1000 kVA. VCB is to be provided if transformer rating is 1000 kVA and above.

Note : If there are more than one transformer in the same building, H.T. load break isolator of approved make shall be provided at incomer side of the HT panel as group control device. For individual transformer, HT S.F. unit or VCB shall be provided as specified in para 3 above.

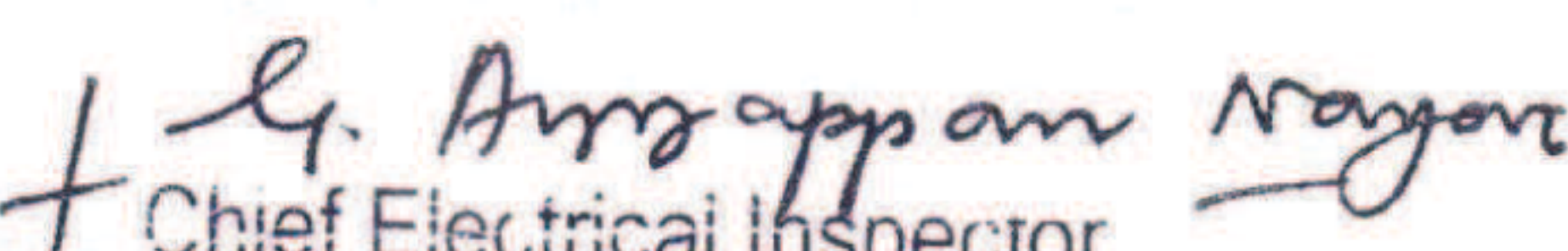
4. H.T. metering arrangement shall be attached to the primary control device. Time of day meter of tamper proof type shall be provided for metering. Current transformer for metering shall be single core, single ratio type and the consumer shall not be permitted to take any tappings from CT secondary. Consumer shall be permitted to take tappings from PT secondary for indication / Voltmeter / PF meter / Wattmeter . Tapping from PT shall be taken with separate fuse control.
5. Only dry type transformer of approved make shall be installed below or above ground level.
6. As far as possible, oil filled transformers shall be installed at periphery of the building with direct access facility from approach road and with adequate ventilation and oil drainage facility.
7. At secondary side of transformer, circuit breaker of proper rating shall be provided.
8. Locking and sealing facility shall be provided in all metering panels, main switch boards, H.T. panel etc. to prevent theft of energy and illicit usage of electric supply.
9. HT panel including group control isolator, LT panels including metering panels shall be installed by the promoter/consumer at his own cost. It is the responsibility of the. K.S.E.B. to give supply up to the incoming terminal of HT panel.

10. Energy meters for individual consumers shall be purchased and installed by the consumer/promoter at his own cost. These meters shall be tested and certified by KSE Board or Electrical Inspectorate.
11. Fuse/MCB protection shall be provided for energy meters. If MCB is provided a separate door with locking facility, to enable the supplier to lock it with MCB in off position , shall be provided. Sketch of typical arrangement is appended
12. The electrical installation in the high rise building shall conform to the prevailing standards and specifications prescribed by the Department of Electrical Inspectorate
13. Any dispute between the promoter or consumer of the high rise building with K.S.E.Board regarding installation standards shall be referred to the Chief Electrical Inspector for decision
14. Electric connection shall be effected to High Rise Building only after getting written sanction order from the Electrical Inspectorate

Above Conditions are included as Clause 12 (b) in the *Conditions of Supply of Electrical Energy Regulation* Existing Clause 12 (ii ) stands deleted and clause 12 shall here in after be referred as clause 12 (a)

Sketches showing standard distribution arrangement of power in high rise buildings are appended.

This will come into force with immediate effect.

  
Chief Electrical Inspector

Acc: Drawings

To

1. The Deputy Chief Electrical Inspector, Ernakulam
2. All Electrical Inspectors
3. All technical officers in Chief Electrical Inspectors office
4. The Deputy Electrical Inspector, Meter Testing and Standards Laboratory ,Trivandrum
5. Computer Technical Data Bank
6. A Grade Electrical Contractors Association
7. Stock file B3 and B4 Sections , and CA to Chief Electrical Inspector and Additional Chief Electrical Inspector