

TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LTD.
Technical Branch

**144, Anna Salai,
Chennai – 600 002.**

Memo No: CE/Coml/SE/EE3/AEE2/F.Plq.Per/D.73/2020, dt.14-05-2020

Sub:-Electricity – Effecting of electricity service connections to the buildings in the entire Tamil Nadu – Insisting of Completion Certificate issued by the local authority – Instruction issued - Regarding

- Ref:-1. G.O.Ms.No.112, Energy (B1) Department, dated 05-07-2004
2. Memo No. CE/Comml/SE/EE3/AEE2/F.Plq.Per/D.175/2017,dt 04-05-2017
3. Order dated 09-01-2018 of the Hon'ble High Court of Madras in W.P.No.14520 of 2017
4. Tamil Nadu Combined Development and Building Rules, 2019 notified vide G.O.(Ms) No.18 (MA.I), dated 04-02-2019.

Instructions have been issued from time to time in the matter of providing electricity service connections to the buildings in the State of Tamil Nadu to obtain completion certificate wherever necessary pursuant to the orders of the Hon'ble High Court.

2. The Hon'ble Division Bench of High Court of Madras in its order dated 09-01-2018 in W.P.No.14520 of 2017 had directed the utilities including TANGEDCO to follow the guidelines stipulated by the Government of Tamil Nadu.

3. While so, the Government of Tamil Nadu, in G.O.Ms.No. 18, Municipal Administration and Water Supply (MA.I), dated 04.02.2019, notified the Tamil Nadu Combined Development and Building Rules, 2019 and the same came into force from 04-02-2019.

4. Rule 20 of the said Rules, 2019, inter-alia, provides that for all buildings, the applicant shall submit a completion report, to obtain completion certificate, certifying that the building is completed as per the approved plan, by the competent authority

who has issued planning permit and that the service providers such as water and electricity shall provide such service only after production of completion certificate; that no such connections shall be made without the prior permission of the authority and without obtaining completion certificate; and that in case the use is changed or unauthorized construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service. However, the said Rule 20 exempts residential building upto 12 metres height not exceeding three dwelling units, other buildings upto 750 square metres and all industrial buildings from the purview of the said Rules, 2019. So also, in sub-rule (4) of rule 74 of the said Rules, 2019, it is specifically stated that the Rules, 2019 shall not apply to constructions in progress as per the valid approved plans accorded on or before 04.02.2019 and that the exemption is applicable till the expiry of the Planning Permit or Building Permit with renewal period for the above such constructions in Progress and that it shall also not apply in cases of buildings constructed already as per the approved plan and completion certificate is awaited from the competent authority.

5. Further, sub-rule (11) of rule 20 of the said Rules, 2019, inter-alia, further provides that temporary electricity connections permitted for the purpose of facilitating the construction shall not be allowed to continue in the premises after completion of building construction.

6. In view of the said statutory provisions under the Tamil Nadu Combined Development and Building Rules, 2019, superseding the earlier instructions including based on the orders of the Hon'ble High Court, Madras issued in this regard, the following instructions are issued for strict adherence throughout the state:-

- a. Except the residential building upto 12 metres height not exceeding three dwelling units, other buildings upto 750 square metres and all industrial buildings, all other buildings requires completion certificate before effecting electricity service connection(s). For the exempted buildings, the intending

- consumer shall not be insisted to produce Planning Permit and Completion Certificate for effecting electricity service connections.
- b. While registration of application for permanent electricity supply, except as far as the exempted buildings stated above, the application shall be accompanied with planning permit.
 - c. In view of the provisions contained in section 175 of the Electricity Act, 2003, (Provisions of this Act to be in addition to and not in derogation of other laws), as far as the buildings coming under non-exempted category are concerned, on completion of the construction of the building, the temporary electricity service connection provided for construction purpose has to be disconnected and the permanent electricity service connection(s) shall be provided on receipt of the completion certificate as stated above. However, this will not apply to the exempted buildings and as such, for exempted buildings alone, the provisions contained in Regulation 39 of the TamilNadu Electricity Distribution Code, 2004 shall be followed.
 - d. As per the provisions in the TN Combined Development and Building Rules, 2019, production of completion certificate shall not apply to constructions in progress as per the valid approved plans accorded on or before 04.02.2019 including subsequent renewal period and also for buildings constructed already as per the approved plan and completion certificate is awaited from the competent authority. However, in case of construction of building already in progress or construction completed, prior to 04.02.2019, in respect of Multistoried buildings (Stilt + 4 or Ground + 3 floors and above) alone in the CMDA area, the earlier instruction issued in Memo No. CE/Comml/SE/Comml/EE3/AEE2/F.Plg.Per/D.175/2017, dt 04-05-2017, requiring to insist planning permission and completion certificate for effecting electricity service connections, shall be continued to be followed.

- e. On other aspects, the provisions contained in the Tamil Nadu Electricity Supply Code, 2004 and/or the Tamil Nadu Electricity Distribution Code, 2004 and Electricity Act, 2003 shall be followed scrupulously.

Receipt of the memo shall be acknowledged.

// By the order of CMD/TANGEDCO//

Sd./-dated. 14.05.2020

Chief Engineer/Commercial (a/c)

To

All the Chief Engineers/Distribution Regions.

Copy to all the Superintending Engineers/EDCs.

Copy to the Chief Engineer/IT for necessary changes in the online application filing.

Copy to the Chief Engineer/RAPDRP.

Copy to the Chief Financial Controller/Revenue & General.

Copy to the CIAO/Chennai – 2

Copy to the Superintending Engineer/Enforcement/Chennai – 2

Copy to the Legal Advisor/Chennai – 2

Copy to the Executive Assistant to CMD/TANGEDCO

Copy to the Executive Assistant to Director (Distribution)

Copy to the PS to ADGP (Vigilance)

Copy to B.P. Section (APO/Tamil Development) / Adm. Branch for publishing in TANGEDCO Gazette.

Copy to Stock file.