

**KERALA STATE ELECTRICITY REGULATORY COMMISSION  
THIRUVANANTHAPURAM**

**PRESENT**

**Shri K.J.Mathew, Chairman  
Shri C.Abdulla, Member  
Shri M.P.Aiyappan, Member**

**May 7, 2010**

In the matter of Power Connection to House Boats

Petition No. DP-79  dated 10.02.10	House Boat Owners Society, Cheeppumkal  Kerala State Electricity Board	Petitioner  Respondent
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**ORDER**

**1.0. Background**

- 1.1 The petition is to accord a direction to the Kerala State Electricity Board to provide electric connection to the booths constructed at the parking sites of House Boats and allow the Boat Owners to take electricity from the booth for providing energy to the boats parked. It is also prayed that a special tariff may be fixed for the house boats below the rates of Hotels in the Tourism Industry.

## **2.0. Prayer**

- 2.1 To direct Kerala State Electricity Board to provide electric connection to the booths constructed at the parking sites of House Boats and allow the Boat Owners to take electricity from the booth for providing energy to the boats parked.
- 2.2 To fix a special tariff for the house boats below the rates of Hotels of the Tourism Industry.

## **3.0. Hearing of the petition**

- 3.1. In the public hearing of the petition held on 10-02-2010 at 11.00 am at the Commissions' Office at Trivandrum the petitioner stated that he is the General Secretary of the House Boat Owners Society who are conducting House Boat services in the Vembanad Lake connected to the international tourist destination Kumarakom. House boats provide great fascination for tourists who visit Kumarakom and Alleppey. The total contribution of Tourism Industry in our State during 2008-09 was around 12000 Crores, major contribution of which is from the Kumarakom area. The fame of Kumarakom depends on the House Boat a unique arrangement for enjoying solitude and calmness in the Vembanad lake.
- 3.2 The tourism industry in Kumarakom is facing hardships due to the non availability of electricity for House Boats from the mains of KSEB when they are parked. There are about five hundred House Boats in the area around Alleppey and Kumarakom. The House Boats are built with most modern amenities available in star hotels. Majority of them are airconditioned and provided with Television , DVD Player, water heater etc. For supplying quality food modern kitchen facilities are provided.

- 3.3 As there is no provision for feeding and storing electricity the equipments above mentioned are functioning with power produced from power generators in the house boats. Depending on Generators for the entire power requirement is not feasible. Major hazard is scarcity of kerosene which used as a fuel in the generator. Since kerosene is an essential commodity not freely available in the open market, boat owners have to depend on other sources for making kerosene available which makes it more expensive. Continuous running of generators often causes mechanical problems resulting in frequent repairs, shortening the life of the generators. The smoke and other hazardous emissions of the generators causes air pollution The pungent smell of kerosene and the loud noise of generator will irritate the occupants of the house boat affecting the business adversely.
- 3.4. The only way for strengthening and stabilizing the industry is to work out a means for providing electricity connection to house boats when they are parked. If electricity can be provided for the parked house boats in the banks of Vembanad lake, the problem can be addressed. Booths can be constructed along the shore from where House Boats can be provided connection when they are parked.
- 3.5. The average power requirement of a House Boat will be ranging between 1500 to 4500 Watts depending upon the capacity of House Boats. At present there is no provision for providing electricity supply to House Boats. The members of the Society are ready to make required arrangements for providing electric connection to House Boats.

#### **4.0. Response of KSEB**

- 4.1. KSEB has stated that house boats that berth near the banks of any water body can be offered power through a service connection they can avail at a permanent and immovable structure fulfilling all safety standards,

constructed for the purpose at a definite spot. Supply through energy meter can be provided to such a permanent structure to be operated as a service connection Kiosk constructed at a private land owned by the Boat owner or with the approval the land owner supported with a document showing consent. The Consumer shall be responsible for the safe custody of the meter installed by KSEB as well as for the use of electricity fed through Service connections. LT Three phase supply may be availed through suitable ELCB back up only. All the necessary line extension / conversion from single phase to three phase for giving supply to the metering point wherever needed, the costs shall be borne by the consumer at the rates approved by the Commission. Entire service connection procedures for providing service connection to regular consumers should also be adhered to for providing such a connection in addition to the consent of the property owner. A schematic diagram for providing connection proposed by KSEB was enclosed as Annexure.

- 4.2 As per the Supply Code there is provision for providing supply to immovable property only. "Premises" include any land, building, structure or part of it, situated in an immovable property, details of which have been specified in the applications or agreements prescribed for grant of electric connection. And hence there is no provision for providing electricity supply to moving objects like house boats. Hence it is inevitable to have the approval of Hon Commission for providing supply to a Movable property.
- 4.3. As per Terms and Conditions of Supply of KSEB under Clause 26 Extensions, Alterations and Renovation of Installation under note (1) and (2).

Note.1 Supply taken from existing plug points/mains to connect up any appliance of a permanent nature installed within the same premises shall be treated as an additional load irrespective of length of the connected load if the appliances installed are for bonafide purpose.

Note.2 Supply taken from an existing plug point /mains to any appliance situated outside the premises will be treated as extension. Such extension should be taken only for a temporary purpose.

However considering the socio economic and environmental factors KSEB is agreeable to provide supply to such permanent Kiosks subject to the following.

4.4 Conditions for supply of power supply to a kiosk shall be as follows:

4.4.1 The Supply from the Kiosk to the respective House Boat anchored at the nearest point shall be considered as 'one premise' In this case premise may be defined as " the kiosk along with house boat and its electrical system."

4.4.2 The Service Connection shall be permitted to be provided as a special case now amending clause 26 of the Terms and Conditions of Supply of KSEB considering the above aspects later.

4.4.3 The electric connection from the supply outlet at the Kiosk to the House Boat shall only be permitted through appropriate 4 Core or 3 and ½ Core Armoured Cable considering safety aspect. The earthing of electrical system of the house boat shall be connected to the permanent earthing at the Kiosk through the cable.

4.4.4 The length of such electric supply cable shall be limited to a bare minimum distance , subject to a maximum of 15 Meters.

4.4.5 The electric wiring system of the House Boat shall be certified for safety and fitness by the Electrical Inspectorate and the same shall be renewed annually.

- 4.4.6 The number of House Boats to which supply can be drawn from one kiosk shall be limited to maximum of two with combined connected load below 50 kVA.
- 4.4.7 Provision shall be provided for arresting feed back supply to KSEB Grid from generators/invertors fitted in the House Boat.
- 4.4.8 The service connection shall be given to the registered owner of the House Boat and he should execute necessary consumer agreement complying with all the service connection procedures including the consent obtained from the property owner when the kiosk is constructed in the property not owned by the consumer.
- 4.4.9 The consumer shall be permitted to provide electric connection from the Kiosk only to House Boats identifiable through registration certificates obtained from the appropriate Government Agency and declared through special connection agreement executed with KSEB.
- 4.4.10 Subletting the service connection to any other House Boat or any other purpose other than that agreed upon shall be treated as misuse and unauthorized extension shall attract penalty including disconnection.
- 4.4.11 The connected load shall be total connected load of specified boats so certified by the appropriate authority and any addition or alteration in the connected load in such boat shall be done only on approval from KSEB.
- 4.4.12 The Tariff applicable shall be LT VII (A) Commercial
- 4.4.13 Maximum Demand Tariff with TOD metering shall be applicable as per Tariff Order dated 2-12-2009, whenever the load in the declared Boats are above the limit as approved in the order. The agreement for providing service connection shall incorporate the above conditions.

4.4.14 Identity of the House Boats to which connection is intended should be clearly displayed in the KIOSK through permanent display board installed near the meter and service connection details indicating the consumer number should be clearly displayed in the Board of sufficient size permanently fitted at either side of each House Boat to identify the boat from the shore.

4.4.15 KSEB has no objection in providing electric connection for the House Boats on fulfilling the above special conditions in addition to other conditions for providing normal service connection as already approved for providing electric connection to permanent immovable properties and structures and also on production of safety certificates obtained from Electrical Inspectorate including revalidation from time to time

#### **5. 0. Response of Chief Electrical Inspector**

5.1 The Chief Electrical Inspector represented by Electrical Inspector stated that since the service is LT there is no statutory requirement of inspection by the Electrical Inspectorate for giving connection to LT consumers.

#### **6.0. Commissions Analysis**

6.1 As per Terms and Conditions of Supply, 2005 'Premises' include any land/building/structure. as defined in the Electricity Act, 2003. From the definition it is clear that premises are only immovable property like land, building or structure of static nature. As per provisions of Terms and Conditions of Supply, electric connections can be provided only to the premises. It is stated that the Boats have a connected load between 1.5 kW to 4.5 kW. It is further stated that the Boats will avail supply from the Kiosks located in the parking space of Boats. In that case it will be an extension from the Kiosk's premises to the Boats.

6.2 As per Clause 9 of the Terms and Conditions of Supply, 2005 Wiring on Consumers Premises (1) “For protection of consumer and public in general , it is necessary that wiring in the consumers premises should conform to IE Rules 1956 and rules specified by the Central Electricity Authority in lieu of Indian Electricity Rules 1956. The standards prescribed by the Electrical Inspectorate and rules of Fire Insurance Company, in terms of which building is insured and should be maintained by the licensed electrical contractor. The materials used for wiring shall comply with the standards laid down by BIS or its equivalent and provisions contained in Quality Control Order 1988.”

6.3 Since Boats of different capacities can be parked near the Electrical Booth in the Jetty, the connected load of the premises which is an important parameter for determining the type of supply will be a variable in this case which cannot be allowed. Hence the connected load of the Boats that shall be connected to the Kiosk shall be fixed and specified.

### **7.0 Decision of the Commission.**

Considering the proposal of KSEB, the Commission Orders that electricity connection shall be extended to Kiosks near the parking area of Boats for providing electricity to House Boats subject to the following conditions

- 1) The Supply of Kiosk and the respective House Boat anchored at the nearest point shall be considered as ‘one premise’ In this case premise may be defined as “the kiosk along with house boat and its electrical system.”
- 2) The Service Connection shall be permitted to be provided as a special case now and amending clause 26 of the Terms and Conditions of Supply of KSEB. KSEB shall propose the amendment within 15 days of receipt of this order.

The electric connection from the supply outlet at the Kiosk to the House Boat shall be permitted through appropriate 4 Core or 3 and ½ Core Submersible Cable considering safety aspect. The length of such electric supply cable shall be limited to a bare minimum distance, subject to a maximum of 15 Meters. The supply shall be switched on only with the Boat anchored firmly, with the main engine switched off.

- 3) The earthing of electrical system of the house boat shall be as per IS-3043/1987. Interlock facility shall be provided between house boat engine and main incoming supply to prevent the movement of the Boat while connected with electricity supply. ELCB 30 mA shall be provided at the incoming side of main supply.
- 4) All wiring shall be carried out by licensed competent persons
- 5) Sec 53 of Electricity Act, 2003 will be made applicable whenever the competent authority makes rules regarding safety issues.
- 6) The number of House Boats to which supply can be drawn from one kiosk shall be limited to maximum of two with combined connected load below 50 kVA.
- 7) Provision shall be provided for arresting feed back supply to KSEB Grid from generators/invertors fitted in the House Boat. Generator installations inside the House Boat shall be as per Rule 47 A of Indian Electricity Rules – 1956.
- 8) The service connection shall be given to the registered owner of the House Boat and he should execute necessary consumer agreement complying with all the service connection procedure including the consent obtained from the property owner when the kiosk is constructed in the property not owned by the consumer.

- 9) The consumer shall be permitted to provide electric connection from the Kiosk only to House Boats identifiable through registration certificates obtained from the appropriate Government Agency and declared through special connection agreement executed with KSEB.
- 10) Subletting the service connection to any other House Boat or any other purpose other than that agreed upon shall be treated as misuse and unauthorized extension and attract penalty including disconnection.
- 11) The connected load shall be total connected load of specified boats so certified by the appropriate authority and any addition or alteration in the connected load in such boat shall be done only on approval from KSEB.
- 12) The Tariff applicable shall be LT VII (A) Commercial
- 13) Maximum Demand Tariff with TOD metering shall be applicable as per Tariff Order dated 2-12-2009, whenever the load in the declared Boats are above the limit as approved in the order. The agreement for providing service connection shall incorporate the above conditions.
- 14) Identity of the House Boats to which connection is intended should be clearly displayed in the KIOSK through permanent display board installed near the meter and service connection details indicating the consumer number should be clearly displayed in the Board of sufficient size permanently fitted at either side of each House Boat to identify boat from the shore.
- 15) Fire fighting equipment for electrical fire shall be insisted in the House Boats.
- 16) Electricity connection for the House Boats shall be effected from Kiosks on fulfilling the above special conditions in addition to the other conditions for providing normal service connection as already approved for providing

electric connection to permanent immovable properties and structures as per KSEB Terms and Conditions of Supply, 2005.

The petition is disposed of accordingly.

Sd/-  
M.P.Aiyappan  
Member

Sd/-  
Sri.C.Abdulla  
Member

Sd/-  
K.J.Mathew  
Chairman

Approved for issue

**Secretary**